2005 0412
IGSL

2005 0412
IGSL

HOUSING ELEMENT
OF THE
EMERYVILLE GENERAL PLAN
OCTOBER 2001

Potential Housing on San Pablo Avenue — *Pyatok Architects, Inc.*

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

AUG 8 2005

IVERSITY OF CALIFORNIA

Plan Preparation

CITY COUNCIL
Nora Davis, Mayor
Richard Kassis, Vice Mayor and Former Mayor
Gary Caffey, Council Member and Former Vice Mayor
Ruth Atkin, Council Member
Ken Bukowski, Council Member

PLANNING COMMISSION
Joseph Lutz, Chair
Murray Kane, Vice Chair
Sherman Koo, Commissioner and Former Chair
Paul Germain, Commissioner
Kris Owens, Commissioner
Murray Kane, Commissioner
Ed Treuting, Commissioner
Dorothy Balangero, Former Commissioner
Ron Mooney, Former Chair and Commissioner
Andy Getz, Former Commissioner

HOUSING COMMITTEE
Gary Caffey, Vice Mayor
Ruth Atkin, Council Member
Kris Owens, Planning Commissioner
Edward Treuting, Planning Commissioner
Gisele Wolf, Chairperson
John Mingo, Vice Chairperson
Laura Balderee, Committee Member
Kate Elman, Committee Member
Tina Rhodes, Committee Member
Dana Engen, Committee Member
Beth Springston, Former Committee Member
Renee Solari, Former Committee Member

CITY STAFF
John A. Flores, City Manager
Charles S. Bryant, Planning and Building Director
Patrick O'Keeffe, Economic Development and Housing Director
Claudia A. Cappio, Former Planning Director
Amy Hiestand, Housing Project Manager
Diana Murrell, City Planner
Paul Peninger, Redevelopment Intern
Autumn Alvarez, Redevelopment Intern
Sean Charpentier, Redevelopment Intern
Suzanne Bourguignon, Planning Intern
Hana Englehorn, Planning Intern

Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

https://archive.org/details/C101729961

Table of Contents

SUMMARY 1

CHAPTER 1. INTRODUCTION 3

CHAPTER 2. DEMOGRAPHICS, HOUSING AND NEEDS 5

Introduction 5
Regional Context 5
Population Characteristics 5
Housing Stock and Neighborhood Characteristics 7
Tenure 10
Income and Poverty 10
Housing Cost 10
Housing Need by Income Level 11
Special Needs Groups 12
Jobs-Housing Balance 12
Housing Needs Summary 12

CHAPTER 3. RESOURCES AND CONSTRAINTS 14

Land, Zoning and Facilities 14
Government Constraints to Housing Development 18
Non-Government Constraints 21
Government Resources 21
Non-Government Resources 22
Preserving Affordability 22

CHAPTER 4. ACHIEVEMENT OF 1990 GOALS 24

Achievement of Housing Need Allocation 24
Achievement of Housing Element Objectives and Policies 24

CHAPTER 5. GOALS, OBJECTIVES, POLICIES AND PROGRAMS 32

Goal I. Preserve existing housing stock. 32
Goal II. Promote a variety of housing types and affordability levels. 32
Goal III. Promote housing for special needs groups. 34
Goal IV. Promote equal opportunity in housing. 35

CHAPTER 6. HOUSING ACTION PROGRAM 37

APPENDIX A. HOUSING NEED TECHNICAL DOCUMENT

APPENDIX B. RESOURCES AND CONSTRAINTS REFERENCE TABLES

APPENDIX C. GLOSSARY

Tables, Figures and Maps

TABLES

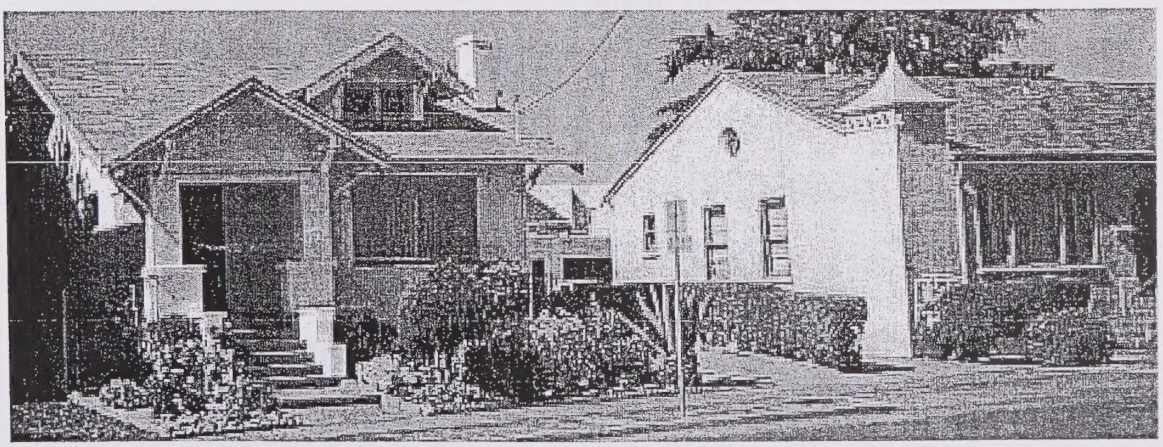
Table 1: Population Growth in Emeryville vs. Alameda County 6
Table 2: Household Growth in Emeryville vs. Alameda County 6
Table 3: Housing Condition in Historic Neighborhoods 9
Table 4: Affordable Housing Prices and Rents 11
Table 5: ABAG Fair Share Housing Need Goals, 1999-2006 12
Table 6: Potential Sites for Re-Use for Housing and Mixed Use 17
Table 7: Fair Share Housing Compliance, 1990-1998 24
Table 8: Housing Completed 1990-1998 25
Table 9: Achievement of Policies in the 1992 Housing Element 26
Table 10. Status of Sites Identified in 1992 Housing Element 31
Table 11. Redevelopment Agency Low and Moderate Income Housing Fund Budget 36

FIGURES

Figure 1: Housing Units by Year Built 7
Figure 2: Housing Units by Type 7
Figure 3: Bedrooms per Housing Unit 9

MAPS

Map 1: Residential Neighborhoods and Complexes 8
Map 2: Current and Potential Sites for Housing and Mixed Use 16



Houses in the Triangle neighborhood

SUMMARY

The Housing Element of the Emeryville General Plan contains ideas about how the City of Emeryville can help people with housing – apartments, condominiums, and houses. These ideas are included as policies and programs on pages 32-35.

The Housing Committee, Planning Commission and City Council have set four goals in this Housing Element. Those goals include:

1) preserving existing housing;
2) promoting various housing types and affordability levels;
3) promoting housing for special needs groups; and
4) promoting equal opportunity in housing.

Actions include:

- helping more people with low and moderate incomes to repair, paint and buy housing;
- encouraging more people to repair their buildings and clean up their yards;
- encouraging improved maintenance of residences in historic neighborhoods;
- continuing an award program for well maintained residential and commercial properties;
- supporting construction of more housing for the following special needs groups:
  low-income people, especially single parents;
  battered women;
  people with mental illness;
  people with AIDS;
  large families;
  disabled people including disabled veterans;
  people over 65 years of age;
  and artists;
- helping teachers, police officers and fire fighters buy housing in Emeryville;
- continuing to help low and moderate income first-time home buyers;
- encourage non-traditional group housing, live-work units and housing in mixed-use areas;
- continuing to provide anti-discrimination counseling through Housing Rights, Inc.

This Housing Element of the General Plan also has information about

- population growth (pages 5-6);
- the City's neighborhoods and housing complexes (Map 1 on page 8);
- opportunities for energy conservation (pages 9-10);
- possible housing sites (Map 2 on page 16);
- bus routes and how often buses come (page 15 and pages B-15 - B-18 in Appendix B);
- allowed types of development, housing density and parking (page 18-19);
- zoning, height and intensity maps (Maps B-1, B-2 and B-3 at the end of Appendix B);
- planning and building permit fees (page 19 and page B-2 in Appendix B);
- planning approval and building permit process and times (page 20); and
- building code enforcement (page 20).

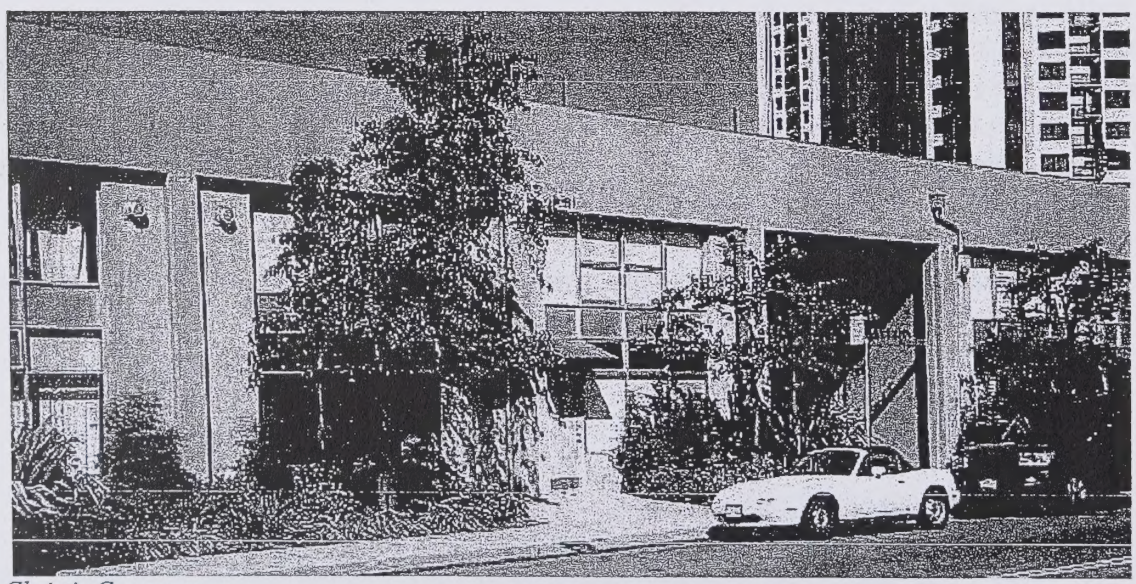
Additional copies of this Housing Element can be found at the following locations:

- Golden Gate Branch Public Library, 5606 San Pablo Avenue, Oakland, CA 94608
- Emeryville City Hall, 1333 Park Avenue, Emeryville, CA 94608
- Kinko's, 5895 Christie Avenue, Emeryville, CA 94608
- Recreation Center, 4300 San Pablo Avenue, Emeryville, CA 94608
- Senior Center, 4321 Salem Street, Emeryville, CA 94608
- Child Development Center, 1220 53rd Street, Emeryville, CA 94608
- Restaurants in Emeryville
- Grocery Stores in Emeryville

CHAPTER 1. INTRODUCTION

The Housing Element is one of the seven State-mandated elements of Emeryville's General Plan. The Emeryville Housing Element was last revised in 1990 and certified in 1992. State law requires housing elements to be updated every five years, but the State has extended the current update deadline to December 31, 2001. This Housing Element represents an update of the 1990 effort, and fulfills the State mandate for planning to meet the housing needs of all economic segments of the community. Throughout the Housing Element, policies and programs have been developed to be consistent with the other elements of the General Plan, and to ensure that housing policy conforms to the overall long-term goals of the Emeryville community.

Review Process. The Emeryville Housing Committee, Planning Commission and City Council have worked with City and State staff to produce the Housing Element of the Emeryville General Plan. You can pick up a copy at the Emeryville City Offices at 1333 Park Avenue, or see one at the Golden Gate Public Library at 5606 San Pablo Avenue. In order to reach residents of the City's historic neighborhoods, copies are being distributed at a variety of public places.



Christie Commons

Legal Context. State requirements for housing elements are more detailed and exacting than for any other General Plan element. In summary, California Government Code sections 65580 through 65589 require that housing elements contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing; and
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies to achieve the goals and objectives of its housing element.

Outline of Contents. As required by State law, Emeryville's Housing Element identifies residential sites adequate to accommodate a variety of housing types for all income levels, analyzes governmental constraints to housing development and maintenance, and outlines policies to promote housing opportunities for all persons. Following this introduction, the Element includes:

- A description of the community's demographics, housing stock and needs;
- A summary of resources and constraints relating to housing maintenance, improvement, and development;
- An analysis of the progress made towards accomplishment of the goals and objectives set out in the 1992 Housing Element;
- Housing goals, policies and programs for the period from January 1, 1999 through June 30, 2006;
- A five year action plan with quantified objectives;
- An appendix with a detailed technical analysis of existing conditions; and
- An appendix with background details regarding resources and constraints.

Victorians in the North Neighborhood

CHAPTER 2. DEMOGRAPHICS, HOUSING AND NEEDS

Introduction

This analysis updates the demographic profile and housing needs assessment portions of Emeryville's General Plan Housing Element, last revised in 1990 and certified in 1992. The information presented below will provide City officials, citizens, community groups and others with a common frame of reference for evaluating policy alternatives to meeting the housing needs of Emeryville's current and future residents.

Emeryville, perhaps more than any other city in Alameda County, has experienced dramatic demographic and economic changes over the past 10 years. Data from the 1990 census is, thus, significantly outdated with regard to many variables affecting housing need, especially household income. Accordingly, this needs assessment relies on recent indicators of demographic change, utilizing census data to note change over time, to provide a baseline where no recent data are available, and to comply with State law. Complete data from the 1990 census and other sources is incorporated herein as Appendix A - *Housing Need Technical Document.* At the time of writing this document, data from the 2000 Census was only starting to become available and has been incorporated wherever possible into this analysis.

Regional Context

A city of just 1.2 square miles, Emeryville is bordered on the south and east by the City of Oakland, on the north by Berkeley, and on the west by the San Francisco Bay. Like most of the Bay Area, Emeryville has experienced a rapid increase in housing demand in recent years in conjunction with strong economic growth and a limited supply of vacant land. Unlike many former industrial centers, however, Emeryville has been a pioneer in the reuse of industrial brownfield sites for residential and other types of development. Over the past decade, the City has collaborated with the private sector to revitalize many former industrial sites through an innovative set of remediation programs. With active community involvement and support, these programs have effectively eliminated many of the financial and regulatory barriers to reusing brownfield sites for housing or mixed-use developments. In this respect, Emeryville can serve as a model for adjacent communities seeking to increase the supply of land available to meet growing housing needs.

Population Characteristics

Population Growth. Emeryville, like much of the inner urban core of the Bay Area, is experiencing a period of rapid population growth driven by a robust and dynamic economy. As displayed in Table 1 below, over the past decade Emeryville's population has grown by an estimated 19.9 percent from 5,740 residents in 1990 to 6,882 at present. Over the same time frame, the population of Alameda County as a whole has increased by 13.1 percent from 1.27 million to 1.44 million. Over the next five years, ABAG

projects that Emeryville will continue to experience rapid population growth (25.0 percent), while population growth in the County will slow.

Table 1: Population Growth in Emeryville vs. Alameda County 1990-2000

	1990	2000	% Change 1990-2000
Emeryville	5,740	6,882	19.9%
Alameda County	1,276,702	1,443,741	13.1%
Emeryville as % of County	0.4%	0.5%	-

Sources: 1990 & 2000 US Census, STF1A

Household Growth. At the same time that Emeryville's population has been increasing rapidly, household growth has lagged behind, leading to a slight decrease in average household size between 1990 and 2000. As displayed in Table 2, Emeryville has, on average, much smaller households than the County. This suggests that the City possesses a large number of non-family households, senior households and single parent households relative to Alameda County.

Table 2: Household Growth in Emeryville vs. Alameda County, 1990-2000

	1990	2000	Change 1990-2000
Emeryville			
Households	3,227	3,975	23.2%
Average Household Size	1.78	1.71	-3.9%
Alameda County			
Households	479,518	523,366	9.1%
Average Household Size	2.59	2.71	4.6%

Sources: 1990 & 2000 US Census, STF1A

Age Distribution. As would be expected in a city with a low proportion of family households, Emeryville has a slightly higher median age than Alameda County as a whole. In 1990, the City's median age was 34.4 compared to 32.7 countywide. The 2000 Census indicates that the City's median age has continued to increase, and is now 35.2 years.

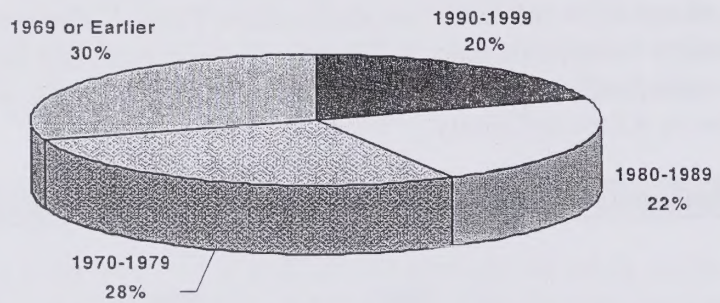
Race and Ethnicity. Emeryville is a diverse community and growing more so every year. In addition to the historically large white and African-American populations, there is an increasing concentration of Asian Pacific Islander and Other race households in the City.

In fact, between the years of 1990 and 2000, White households declined by seven percent and the African-American households declined by four percent, while the Asian Pacific Islander households increased by seven percent and Other races households increased by four percent. This fact is reflected in local school enrollments as well as in recent trends in the City's major housing complexes.

Housing Stock and Neighborhood Characteristics

Number of Units and Age. According to the 2000 Census, there were 4,274 housing units in Emeryville. This is an increase of 634 units from the 1990 Census count of 3,640 housing units. Only 30 percent of the housing units in Emeryville were constructed before 1970, making the City's overall housing stock relatively new compared to surrounding jurisdictions in Alameda County.

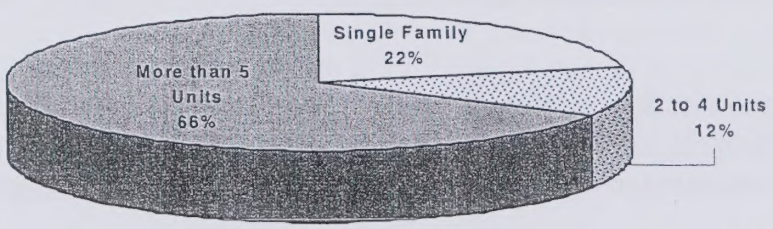
Figure 1: Housing Units by Year Built, 1999



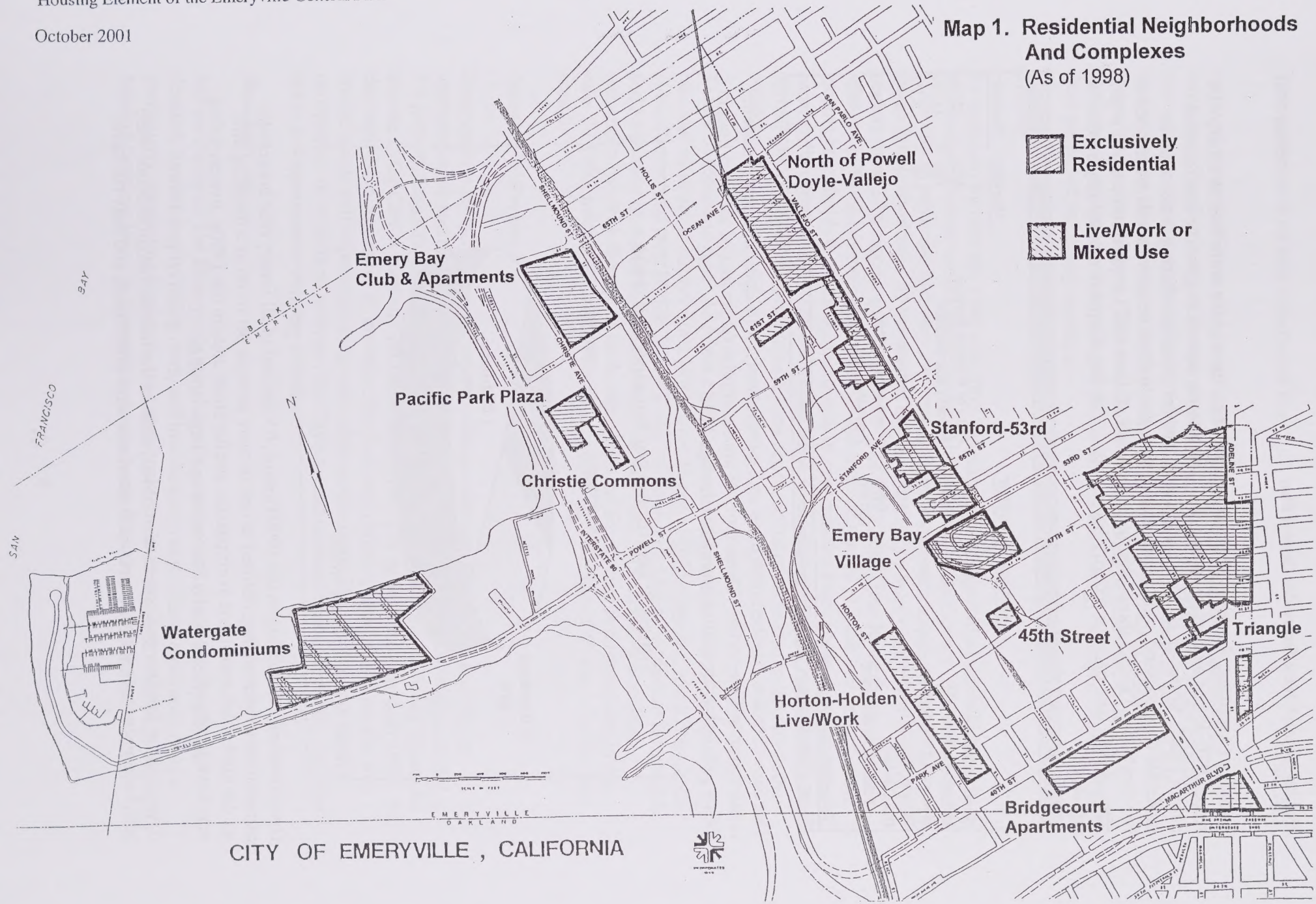
Sources: City of Emeryville; CA DOF, 1999.

Housing Type and Density. Prior to 1970, Emeryville's residential areas were characterized largely by single-family homes and small apartment buildings, mainly located in the historic eastern neighborhoods. In the 1970s and early 80s, the City's housing stock grew significantly with the construction of Pacific Park Plaza and the Watergate condominiums. Together, these two complexes comprise 1,830 units, or 46 percent of the City's current housing stock. Today, Emeryville has a variety of housing types from high-rise condominiums, to medium-density mixed use complexes, to live/work lofts. (See map on following page) Emeryville's residential areas are characterized by a relatively large number of multi-family projects, with most of the City's housing stock (66%) concentrated in complexes made up of 5 or more units.

Figure 2: Housing Unit by Type, 1999



Sources: City of Emeryville; CA DOF, 1999.


Map 1. Residential Neighborhoods And Complexes
(As of 1998)
Exclusively Residential
Live/Work or Mixed Use
North of Powell Doyle-Vallejo
Emery Bay Club & Apartments
Pacific Park Plaza
Christie Commons
Stanford-53rd
Emery Bay Village
45th Street
Triangle
Watergate Condominiums
Horton-Holden Live/Work
Bridgecourt Apartments
SAN PABLO AVE.
HOLLIS ST.
SHELLMOUND ST.
65TH ST.
OCEAN AVE.
VALLEJO ST.
61ST ST.
59TH ST.
CHRISTIE AVE.
STANFORD AVE.
53RD ST.
ADELINE ST.
47TH ST.
POWELL ST.
INTERSTATE 80
HORTON ST.
PARK AVE.
40TH ST.
MACARTHUR BLVD.
BERKELEY
EMERYVILLE
OAKLAND
SAN FRANCISCO BAY
EMERYVILLE
OAKLAND
CITY OF EMERYVILLE, CALIFORNIA

Housing Condition. In terms of housing conditions, most of the units built in Emeryville since 1970 do not require major repairs. The historic eastern neighborhoods (founded before 1920), however, include a significant number of units suffering from minor to moderate deterioration. Although most of the units in these neighborhoods are in good to fair condition, Table 3 shows that more than half of them (547) require some repair work, often simply new paint or security bar retrofits. The few dilapidated units may need to be replaced.

Table 3: Housing Condition in Historic Neighborhoods

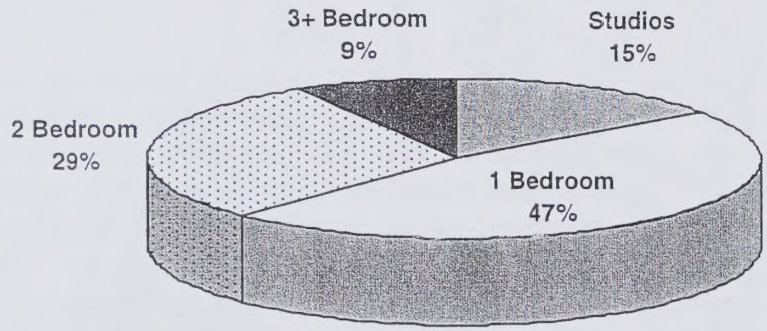
	Number	Percent*		Number	Percent*
Good Condition	431	43.8%	Paint or Exterior Surface	253	25.7%
Minor Deterioration	437	44.5%	Security Bar Retrofit	139	14.1%
Moderate Deterioration	99	10.1%	Roof	89	9.1%
Substantial Deterioration	11	1.1%	Porch or Stairs	42	4.3%
Dilapidated	5	0.5%	Doors or Windows	40	4.1%
Total Units Surveyed	983	100.0%	Trash Pick-up	34	3.5%

* Percent of total units surveyed.

Source: Walking survey by Emeryville Planning Department, August 1999.

Unit Size. Studios, one-bedroom units and, more recently, lofts dominate new residential construction in Emeryville. These types of units comprise 62 percent of the units built in the city in during the period from 1990 through 1998.

Figure 3: Bedrooms per Housing Unit, 1998



Source: City of Emeryville.

Overcrowding. According to the 1990 Census, 6.9 percent of all Emeryville households experienced overcrowding, defined as one or more persons per room in a dwelling unit. As the market has continued to emphasize smaller sized units in the 1990s, overcrowding may have increased, especially for renters and large families.

Opportunities for Energy Conservation. Many units in the historic neighborhoods were built before current energy conservation standards were established, and may not have

received energy-efficiency upgrades such as ceiling insulation and double-paned windows. The City's rehabilitation programs and PG&E's energy efficiency program can assist homeowners and landlords with these upgrades. One helpful website was created by the Department of Energy's Lawrence Berkeley National Laboratory (http://savepower.lbl.gov). The site, which was developed by scientists in the Lab's Environmental Energy Technologies Division, identifies energy-efficiency measures and their predicted percentage savings.

Tenure

As indicated by both the 1990 and 2000 Censuses, Emeryville had a markedly low percentage of owner versus renter households compared to the County. The eastern parts of the city in particular had very low rates of home ownership despite the large number of single family dwellings. Over the past ten years, the City's ownership rate has decreased slightly from 37.6 percent to 37.1 percent. The City's First Time Home Buyer Program, initiated in 1990, has extended over 190 low interest loans to eligible low and moderate income households to make home ownership opportunities available to these segments of Emeryville's community. The ownership rate may increase during the next 10 years as several ownership developments have been approved for construction in the city in the coming years.

Tenure by Race and Age. As of the 1990 Census, housing tenure varied significantly by race and ethnicity in Emeryville. While over 40 percent of Latino and white households in the City owned their homes in 1990, only 23 percent of African-American households and 35 percent of Asian households were homeowners. In general, rates of home ownership rise with the age of the householder, and Emeryville is no exception to this rule. In 1990, most households with householders over the age of 45 owned rather than rented.

Income and Poverty

Emeryville is an increasingly prosperous community with a relatively low rate of unemployment and rising household incomes. In 1999, unemployment was estimated at 3.9 percent, a significant improvement over the 1995 rate of 6 percent. Mean household income in the City is currently estimated at $61,100, a 16 percent increase over 1990. As documented in Appendix A, however, families with children, seniors, and people with special needs still experience a high rate of economic need. For those in low paying occupations or with fixed incomes, the City's overall economic resurgence may not have led to an improvement in living standards.

Housing Cost

Market Factors. The Emeryville rental housing market is characterized by intense demand, limited supply, rising rents, and low vacancy rates. These conditions have a particularly devastating impact on the City's low-income households. Although average housing costs are lower in Emeryville than in many Bay Area communities, housing

affordability remains elusive for a large percentage of low and moderate income Emeryville households. As documented in Appendix A, average monthly rental rates for major apartment complexes in Emeryville range from $959 for studio units to $1,715 a month for three bedroom apartments. Housing sale prices are also rising steadily in Emeryville as evidenced by recent trends in loft and condominium sales. Units at the recently completed Emeryville Lofts sold for an average of $250,000; the highest price recorded was $595,000 for a penthouse unit.

Cost Burdens. According to the standard definition of excessive housing costs, a household is considered burdened if it is paying more than 30 percent of its monthly income on housing expenses. For higher income households, this percentage is sometimes adjusted to 35 percent. Using these standards, Table 4 presents affordable sale prices and monthly rents for Emeryville households by income level. As displayed, households earning less than the area median income for Alameda County in 1999 would not be able to afford prevailing rental or sale prices in the Emeryville market without dedicating an excessive proportion of household income to housing.

Table 4: Housing Prices & Rents Affordable to a Four Person Household at Various Income Levels

	Upper Income Limit	Upper Limit of: Sales Price*	Monthly Rent
Very Low Income (50% or less of AMI)	$35,800	$66,191	$895
Low Income (51-80% AMI)	$53,850	$118,850	$1,074
Moderate Income (81-120% AMI)	$85,900	$272,438	$1,969

Source: Emeryville Redevelopment Agency Housing Affordability Table; 2001
* Assumes 15 % down, 7.25 % interest rate, and average homeowners association dues of $350.

Housing Need by Income Level

Pursuant to State law, in the Bay Area local housing production goals are set by the Association of Bay Area Governments (ABAG). According to the fair share goals, Emeryville will need to produce 777 housing units over the course of the next six years to meet the housing needs of its current and future residents. As displayed in Table 5, a total of 1228 units are completed or approved, representing more than 150 percent of estimated total need over the next fair share period.

Land Use Policy. In order to meet the allocation of very low and low-income units, Emeryville would need to support the construction of an additional 82 very low income and 27 low-income units. The potential sites shown in Table 6 in the next section are zoned for multi-family housing and could accommodate these units. This means the Housing Element is in compliance with state law, which requires each city's land use policies to allow construction of the city's fair share of regional housing need.

Funding. For the time period from 1999–2006, Emeryville's Redevelopment Agency's Low and Moderate Income Housing Fund budget has funding to assist the development of 104 very low income and 73 low income housing units (see Table 11). Emeryville

will seek funding to assist in the development of the remaining 82 very low income and 27 low-income units.

Table 5: ABAG Fair Share Housing Need Goals,1999-2006

	1999-2006 Need	Completed or Approved*	Funded Units on Potential Sites**	Difference between Need and Funding	Potential Units on Potential Sites***
Very Low Income	178	66	30	-82	86
Low Income	95	68	0	-27	28
Moderate Income	226	153	120	43	36
Above Moderate	278	941	498	1157	498
Total	777	1228	648	1091	648

Sources: ABAG; City of Emeryville, 2001.

* from Table B-3.

** from Table 6. The sites are all zoned for multi-family housing.

*** from Table 6. This column Illustrates how the need could be met within current zoning if funding were available.

Special Needs Groups

In every community there are certain people and households who have special housing needs. In Emeryville, these include the elderly, single parent households, disabled persons including veterans, people with AIDS, homeless people, households receiving public benefits, teachers, public safety employees, and low to moderate-income artists. Described more fully in Appendix A, these groups all face difficulties in terms of both housing suitability and cost. Disabled people and seniors often require significant modifications to their housing units in order to ensure accessibility. For all of the groups listed above, the risk of displacement and homelessness due to a financial or other crisis is a persistent concern.

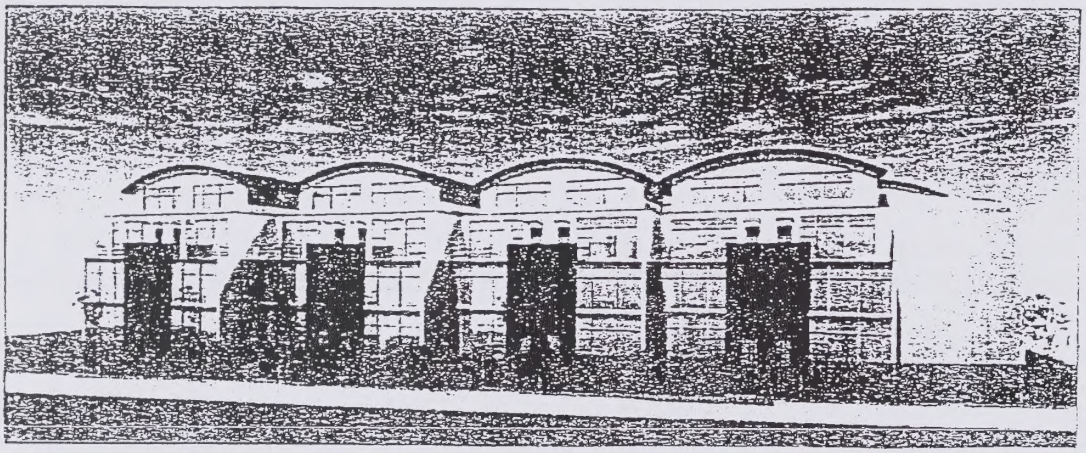
Jobs-Housing Balance

As a major employment center, Emeryville has a high ratio of jobs to housing units – 4.4 jobs per unit compared to 1.4 jobs per unit County-wide. However, Emeryville is rapidly developing housing. Emeryville's employment base has grown by about a third (34%) since 1990, and its population has risen dramatically too (20%).

Housing Needs Summary

As Emeryville makes the transformation from an industrial City to a community at the leading edge of mixed-use infill development, the City's residential areas are undergoing significant changes. The eastern neighborhoods - long stable enclaves of affordable rental and ownership housing - are now increasingly subject to the same rapidly escalating rent and price levels affecting the rest of the Bay Area.

Emeryville is diverse, growing, and increasingly prosperous, but at the same time, seniors, the disabled, and others with constrained resources often face mounting housing costs and limited service or care options. These facts and others suggest that Emeryville faces the challenge of crafting policies that continue to support revitalization, while also preserving the ability of those with limited resources to maintain a place in the community.



Doyle Street Townhomes, proposed new development

CHAPTER 3. RESOURCES AND CONSTRAINTS

Land, Zoning and Facilities

Zoning. New housing could be in multiple-use projects, possibly along with existing businesses currently on the sites. The Zoning Ordinance allows residential uses in all districts except I-G (general industrial), S-M (shoreline management), O-R (outdoor recreation) and P-U (public use). Multiple-use and live-work projects are allowed with a use permit in all districts except S-M and O-R. Projects with more than 200,000 square feet may be required to devote 20% of the floor area to dwelling units. Residential development is allowed in the I-L (light industrial), C-G (general commercial) and M-U (mixed use) zones with a conditional use permit. In the R-M (medium-density residential) and R-H (high-density residential) zones, single-family, townhouse and duplex units are allowed by right, and multi-family and second units are allowed with a use permit. Emeryville has no R-L (low-density residential) zone. Development standards are shown in Tables B-1 and B-2 and on Maps B-1, B-2 and B-3 in Appendix B. Non-regulatory factors combined with height limits tend to limit actual densities to an average of about 40 units per acre, with typical densities varying from about 25 units per acre in residential zones to about 55-70 units per acre in other zones.

Sites. Potential development sites are shown on Map 2 and described in Table 6. Projects that have been completed or approved since January 1999 are shown on Map 2 and described in Table B-3 in Appendix B. There is one vacant, available site on 64th Street in the R-M district. Three vacant R-M sites in the northeast neighborhood, on Beaudry and Vallejo streets, are ready for residential re-use. Commercially zoned sites are available on San Pablo Avenue at 47th, 43rd, 40th and 37th streets and on 36th Street. Other sites could become available in the M-U and R-M districts in the next five to ten years. The housing developed will be multi-family town homes, lofts, apartments or condominiums; land values are too high for single family houses or mobile homes. Emeryville has a strong track record of converting industrial sites to residential uses. Several developers have proposed residential projects on sites requiring substantial clean-up.

Schools. The Emery Unified School District operates Emery High School, Marina Gate Magnet School and Emery Adult School at 1100 47th Street at San Pablo Avenue; Emery Middle School Academy at 1275 61st Street at Doyle Street; Anna Yates Elementary School at 1070 41st Street; and a Healthy Start Family Center. A private school, Pacific Rim School, is located on Doyle Street at Stanford Avenue. These schools are adequate for the current population. Residential and commercial developers pay a school facilities fee based on projected future needs.

Parks. Emeryville has created three parks since 1990: the 61st Street Mini Park, Stanford Avenue Park, and Point Emery Park. The City has also substantially improved the Temescal Creek Park with new landscaping, playground, and musical stage facilities, and a new community mural. The park forms the northern border of the Triangle neighborhood.

There is now an acre of park land for every 1,000 residents. The City has been opting for more private open space inside large residential projects. This provides a convenient, sheltered place for play and relaxation. The City is also working with the Emery Unified School District to open school yards to the public on weekends.

Some of the City's parks are in the neighborhoods, and some are on the shoreline. The 61st Street Mini Park, which has play equipment, is on Doyle Street near three of the potential housing sites. A formal park on Christie Street is next to existing housing and one potential site. Two plazas are planned on Park Avenue, near recent and potential sites of mixed-use projects. Within a quarter-mile walk of the potential sites in the southeastern corner of the city, there are no parks but there is a school with a playground.

Water. Water distribution lines are replaced as needed. The East Bay Municipal Utility District (EBMUD), which supplies water to Emeryville, has had difficulty meeting demand in drought periods, but expanding its supply by accessing the Sacramento River.

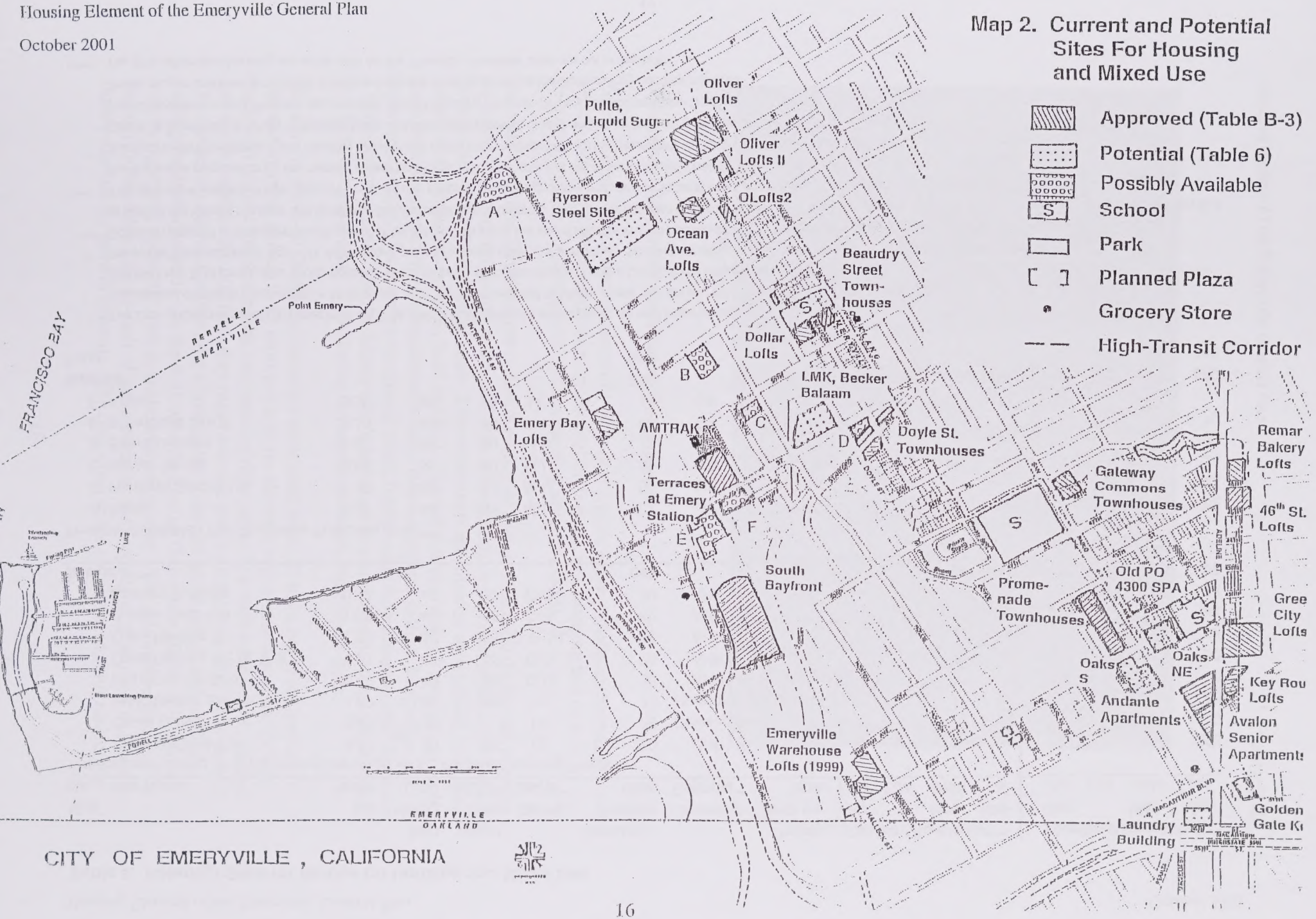
Sewers. The city is nearing completion of a 20-year capital improvement program to rehabilitate its sanitary sewers, to reduce infiltration and inflow of storm water into the sanitary sewer system. The program also includes a relief sewer to increase capacity. This work is designed to restore and expand capacity to serve anticipated growth. It follows a study that was prepared for several jurisdictions served by EBMUD. Oakland, which is upstream of Emeryville, has not proceeded on schedule with its portion of the basins that serve Emeryville. EBMUD is increasing its capacity to store and process wet weather flows, by adding storage capacity to its interceptor and treatment plant.

Transit. Three organizations provide transit service into and out of Emeryville. The Emeryville Transportation Management Association, a consortium of employers, residential complexes and the City, funds the Emery-Go-Round. The Emery-Go-Round is a free shuttle connecting the city to the MacArthur BART station. It runs within a quarter-mile of every property in the city. Weekday buses run every 10-15 minutes during commute hours and every 30 minutes midday. Saturday buses run every 30-45 minutes from 10:00 a.m. to 5:30 p.m. A schedule is shown on pages B-15 – B-18.

AC Transit operates four East Bay routes and two transbay bus lines through Emeryville. Every property in Emeryville is within a quarter-mile of at least one AC Transit route. AMTRAK runs 16 daily trains through the Emeryville station, and plans to add more commuter trains. The AMTRAK station and high-transit corridors (streets with multiple bus routes) are shown in Map 2. Every building in Emeryville is within 1,000 feet of a transit line. With a transfer, one can reach AC Transit or BART service from anywhere in the city.

Grocery Stores. Five grocery stores are located in or on the border of Emeryville, as shown in Map 2. A majority of the city's area and all of the identified potential housing sites are within a quarter-mile of a grocery store.

Map 2. Current and Potential Sites For Housing and Mixed Use



CITY OF EMERYVILLE, CALIFORNIA

Table 6. Potential Sites for Re-Use for Housing and Mixed Use

Map No.	Site Name	Lot Acres	Map Height Limit	Height Limit w/CUP	Zoning District*	Estimated Potential Units	Source of Estimate**	Density Units per Acre	Funded Affordability*** Very Low	Low	Mod-erate	Mar-ket	Potential Affordability**** Very Low	Low	Mod-erate	Mar-ket
Application Pending or in Redevelopment Agency's Affordable Housing Program																
	Ryerson Steel Site	4.51	40	55	I-L	270	AHP	60			54	216	27	13	14	216
	Oliver Lofts II	0.46	30		I-L	20	Developer	43				20				20
	LMA, Becker Balaam	1.69	40	55	I-L	75	Developer	44			15	60	7	4	4	60
	Old PO 4300 SPA	0.47	40	55	C-G	30	AHP	63	30				30			0
	Oaks Parking NE by B of A	1.01	40	55	C-G	78	AHP	77			16	62	8	4	4	62
	Oaks Parking S	1.73	40	55	C-G, I-L	85	AHP	49			17	68	8	4	5	68
	Golden Gate Key	1.08	40	55	C-G	60	AHP	55			12	48	6	3	3	48
	Laundry Building	0.42	40	55	C-G	30	AHP	72			6	24			6	24
Subtotal*****						648			30	0	120	498	86	28	36	498
Possibly Available - For Illustrative Purposes Only****																
A	Nady	2.27	40	55	M-U	102	GP	45			20	82	10	5	5	82
B	Heritage Square Lot	1.20	55	80	M-U	54	GP	45			11	43	6	2	3	43
C	Banker Marks	0.67	55	80	M-U	30	GP	45			6	24			6	24
D	Sierra Designs	0.60	55	80	M-U	27	GP	45			5	22			5	22
E	S Bayfront Site B	2.20	40	55	M-U	99	GP	45			20	79	10	5	5	79
F	Apex	0.30	55	80	I-L	14	GP	45				14				
Subtotal						312			0	0	62	250	26	12	24	250
Total						960			30	0	182	748	112	40	60	748

* The Zoning Ordinance sets the density in the R-M district at 20 units per acre by right, 45 with a use permit.
The allowed density in other zones is 45 units per acre, higher in selected locations where high density development exists or can be accommodated.
The M-U and R-M zones allow group housing, which includes homeless shelters, with a Conditdional Use Permit.

** Emeryville Redevelopment Agency's Affordable Housing Program (AHP), or preliminary discussions with potential developers, or 45 units per acre as in General Plan.

*** Goal II on page 33 is to support development of housing for very low, low and moderate income households. The Redevelopment Agency has funding for 30 very low income units as well as the Vacant Housing and Scattered Site Rehabilitation programs. The Agency has also committed funding for low income units approved since January 1999 as shown in Table B-3

**** If funding were available, larger projects could include a higher percentage of low and very low income units, as do Bridgecourt Apartments (Table 8, page 24).
For illustrative purposes only, this section shows how Emeryville's fair share of the regional housing need for low and very low income units could be met.
The Economic Development and Housing Department works with low-income housing developers to identify funding; sources are described on pages 21-22.
Goal II is to promote a variety of housing types and affordability levels. Goal II and its implementing policies and programs are on page 33.
The Affordable Housing Program also includes Vacant Housing Program (3 Very Low Income) and Scattered Site Rehabilitation Program (5 Very Low and 5 Low Income) units.
These programs are not included in this table because small sites will be identified as they become available.

***** The 20% affordable housing set-aside units for the "Possibly Available" sites are not in the AHP.

The North Hollis Neighborhood

Government Constraints to Housing Development

Emeryville strives to work successfully with developers, while protecting the public health, safety and welfare, promoting General Plan goals, and assuring that new developments are consistent with the surrounding neighborhoods.

Allowed Uses and Development in Non-Residential Zones. Residential units are allowed by right in the two residential zones, and with a conditional use permit in the mixed-use, commercial and light industrial zone. Live-work units are allowed with a conditional use permit in all zones except O-R, S-M and P-U. Several residential and live-work projects have been developed in non-residential zones. Recent projects include Baybridge Apartments on 36th Street in a commercial zone, Bridgecourt Apartments on 40th Street in a light industrial zone, and the Emeryville Warehouse mixed-use project on Park Avenue in a light industrial zone. The Zoning Ordinance does not limit rental units.

Density. In the R-M (Medium-Density Residential) zone, 20 units per gross acre are allowed by right, and up to 45 units per acre are allowed with a conditional use permit. On a 50x100 foot lot, this means two units by right, up to five with a use permit. Some lots are as small as 25x100 feet; they may have one unit by right, two with a use permit. The use permit allows the Planning Commission to ensure good design and sufficient parking on denser projects. In the R-H zone the Zoning Ordinance allows 45 units per acre by right, and up to 108 with a conditional use permit. The Affordable Housing Density Bonus adds 25% to each of these densities for projects with 30 units or more. Emeryville has no growth controls. The only open space requirement is for residential

units in multiple-use projects of 36 square feet per unit; this requirement can be met by atriums, community rooms, balconies, etc.

The adjacent cities, Oakland and Berkeley, have a wider range of residential densities, reflecting their larger area and more varied terrain. Berkeley has similar and lower densities. Oakland has similar, low and higher densities. Oakland's higher densities are near downtown BART stations. Emeryville does not have a BART station. Berkeley and Oakland have larger setbacks and open space requirements than Emeryville. Unlike Emeryville, they prohibit live/work in industrial districts.

In terms of parking requirements, Emeryville's single-family standard is the same as in some Oakland districts, and higher than in other Oakland districts and Berkeley. This difference reflects Emeryville's lack of BART service within its borders. Requirements for second units are the same in all three cities. For two to ten units, Emeryville is the same in some cases, higher than some Berkeley districts and lower than some Oakland districts. For larger buildings or complexes, Emeryville's requirement is similar to Berkeley's and between Oakland's two standards.

Variety of Housing Forms. The Zoning Ordinance expressly treats factory built homes the same as site built homes, and allows mobile homes with a use permit in residential zones. Emeryville has factory built homes, but land values are too high for mobile home densities. Group Residential and Group Care are conditionally permitted uses in the R-H (high density residential) and M-U (mixed use) zones. Group Care is also a conditionally permitted use in the C-G (general commercial) zone. The Zoning Ordinance defines Group Residential as "The occupancy of living quarters by a group or groups of persons not defined as families on a weekly or longer basis, such as boarding houses and sorority houses." Group Care is defined as "services provided in residential facilities by the Director of the State Department of Social Services to serve seven or more persons.... Typical uses include halfway houses, intermediate care facilities, and senior citizen board and care homes." The City will amend the Zoning Ordinance to specifically list emergency shelters and transitional housing in the definition of Group Residential. A homeless or domestic violence shelter would fall into one of these categories, and the City would allow a shelter in those zones. The Mixed-Use zoning district has no yard requirement. This mixed-use city requires a Conditional Use Permit for most development projects, and the required findings are the same for all uses. These findings focus on compatibility with neighborhood scale, availability of services and infrastructure, provision of a beneficial facility or service, and compliance with the General Plan, Zoning Ordinance and CEQA. Therefore, the review process would not be an unusual constraint to the development of a homeless shelter.

Fees and Exactions. Planning application fees range from $500 to $2,000, plus cost recovery for staff time. Other fees include a building permit fee based on project value (1% for first $50,000, 0.75% for $50,000 to $250,000, 0.5% for above $250,000). Plan check, energy conservation, electrical, plumbing, mechanical, grading and fire permits generally add up to one to three times the building permit fee. The school fee is within the maximum allowed by state law. The traffic improvement fee covers the cost of

improvements made necessary by the project. Sidewalk reconstruction and street trees are required as necessary. The sewer connection fee is $746 per unit. Developments may also be required to pay an assessment for the recent construction of Shellmound Street. Building permit fees are shown in Table B-2 in Appendix B.

Emeryville's planning and building fees are considerably lower than those of neighboring cities. A 1997 report on development fees by the Public Policy Institute of California noted that typical fees and assessments in Contra Costa Country range between $20,000 to $30,000 per dwelling unit. In contrast, a standard 1,000 square foot dwelling unit with a construction cost of $200,000 built in Emeryville would cost approximately $10,000 in development fees and exactions.

Site Improvements. Because many sites are small and being re-used, improvements consist of upgrading water and sewer lines if needed for more intense use, providing parking and on-site circulation, and placing on-site wires underground.

Toxics Cleanup. Toxic contamination is a major problem on some sites, and could limit the residential use of a few sites. Site characterization, health risk assessment and site remediation can be major development expenses. The Redevelopment Agency has implemented a grant to characterize sites and make information available, and recently received a grant to set up a revolving loan fund for cleanup work. The program is called Capital Incentives for Emeryville's Redevelopment and Remediation (CIERRA).

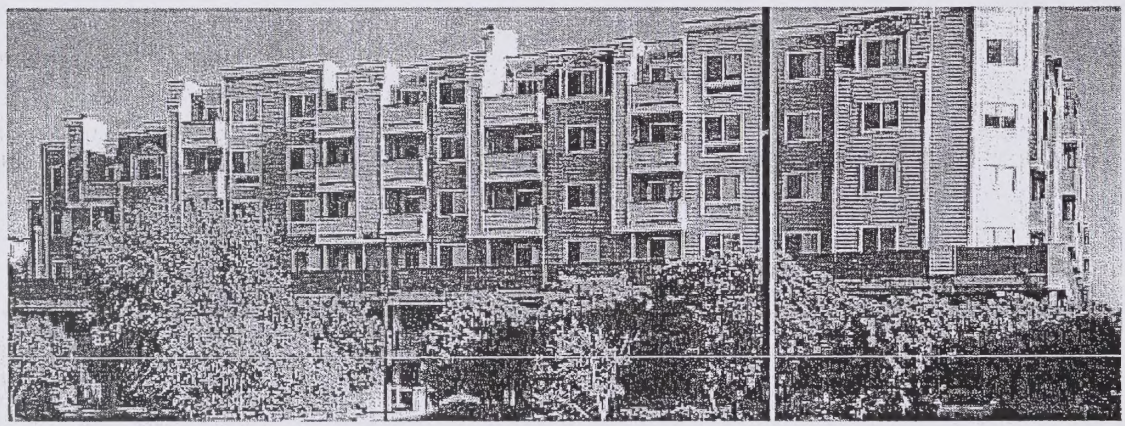
Permit Process. Emeryville's permit process is less time-consuming than that of many East Bay cities. Administrative planning approvals take about three days to three weeks; Planning Commission approvals (use permit, design review, planned unit development, rezoning, sign permit, subdivision) take about two to three months. Appeals to City Council or approval of a Redevelopment Agency agreement may add up to two months. A request for an amendment to the Zoning Ordinance or a General Plan Amendment will like take longer due to required hearings by the Planning Commission and City Council.

Environmental review is concurrent with other aspects of the project approval process. If a project has no significant impacts or the impacts can all be mitigated to a less-than-significant level, an Initial Study and Mitigated Negative Declaration is adequate. This process usually takes two to three months. If the project would have unavoidable significant impacts, it requires an Environmental Impact Report, which can take four to six months.

Building permits and the related reviews (plan, energy, electrical, plumbing, mechanical, fire) are processed together. For a mid-size, uncomplicated project with complete drawings and other submittal requirements, it generally takes about six weeks to produce first comments and two to three weeks to respond to the developer's response, for a total of two to three months. Larger, more complex projects can take several additional months to receive building permits.

Incentives. Emeryville offers a density bonus, help in finding financial assistance, and in some cases redevelopment bond funding, to help developers increase the amount of affordable housing in their development projects.

Building Code and Enforcement. The City uses the State Uniform Building Code with no local amendments. Building inspectors respond to complaints, issuing notices of violations and informing property owners about rehabilitation programs. Building owners are given a reasonable period of time to correct code violations, and the buildings are re-inspected. If violations are not corrected, the owners can be cited or nuisance abatement proceedings can be initiated.



Emery Bay Club and Apartments

Non-Government Constraints

Costs. The cost to develop affordable housing varies from site to site and may increase or decrease depending on project size, funding sources, developer capacity, and the level of amenities or social services being provided in the development. The cost of land and construction has greatly escalated in recent years, particularly in the Bay Area, making affordable housing development, like market rate development, very expensive. Land values range from $20 to $60 per square foot, plus relocation. Construction costs range from $80 to $240 per square foot. The total cost to develop affordable housing (land, predevelopment, financing and construction) is generally between $150,000 and $250,000 per unit.

Government Resources

Financing. Several funding sources are available at the federal, state and local levels to assist in the development of affordable housing, although the demand for these resources often outweighs the supply. At the federal level, the US Department of Housing and Urban Development (HUD) oversees many programs, including the Community Development Block Grant (CDBG), the HOME Investment Partnership Program, Section 811 for housing for disabled persons, Section 202 for senior housing, and the McKinney Homeless Assistance Act's Support Housing Program and Shelter Plus Care Program. Alameda County Housing and Community Development Department (HCD) is the conduit for the CDBG, HOME and McKinney Programs on behalf of the City of

Emeryville. In the past, Emeryville has been very successful in developing affordable housing by leveraging its Redevelopment Housing funds with federal funds. The Department of Veterans Affairs has several housing assistance programs for veterans with physical disabilities, mental disorders and substance abuse problems. The Health Care for Homeless Veterans program funds development of transitional housing.

A major source of affordable housing equity funding is the Low Income Housing Tax Credit. Federal tax credits are allocated through the State of California's Tax Credit Allocation Committee and State housing tax credits are allocated through the California Debt Limit Allocation Committee (CDLAC). The California Housing Finance Agency (CHFA) administers a number of programs to further affordable housing efforts in the State, including multi-family acquisition and rehabilitation funding, single family development funding, and issuance of tax exempt and mortgage revenue bonds. Alameda County HCD administers the Mortgage Credit Certificate (MCC) Program for Alameda County, including Emeryville, which provides a tax credit to subsidize mortgage interest rates for low and moderate income first time home buyers. MCCs are allocated through CDLAC. The major source of local public funding for affordable housing in Emeryville is the Redevelopment Agency's set aside of tax increment revenues (20%) to preserve and develop affordable low and moderate income housing. The City's Affordable Housing Program for 1999-2006 has a current budget of $24.1 million (Table 11), which will assist in the development of 104 very low income units and 73 low income units. Tables 6 and B-3 provide more detail about the completed, approved and potential housing project sites in Emeryville for this time period.

Non-Government Resources

Lenders. On the private side, the Community Reinvestment Act requires banks to invest in local projects by providing favorable lending terms or programs geared toward investing in traditionally under-served communities. Some banks have established Community Lending Divisions that have developed strong relationships with the affordable housing industry in the Bay Area. The Federal Home Loan Bank's Affordable Housing Program (AHP) provides grants and loans to subsidize affordability within rental and ownership housing developments. Non-profit lenders such as the Northern California Community Loan Fund, Local Initiatives Support Coalition (LISC), and the California Community Reinvestment Corporation have also provided funding to affordable housing development. Some affordable housing developments have received partial funding from philanthropic organizations and individuals in the community.

Developers. The City of Emeryville has generally worked with both private for-profit and non-profit developers to produce affordable low and moderate income housing in the City. A list of East Bay housing resources (non-profit developers, for-profit developers, and emergency housing resources) is included as Table B-3 in Appendix B.

Preserving Affordability

Emeryville's assisted housing projects have affordability agreements that expire during the time period of 2009 through 2052. The projects whose agreements expire in 2009 are

ownership units, and the next expirations are not until 2024. The First Time Home Buyer program, the Vacant Housing Program and the Affordable Housing Set-Aside Ordinance require home owners to sell to a household of the same income, and the Redevelopment Agency has the first right of refusal. Resale restrictions (ownership projects) and rental restrictions (rental projects) imposed through the City's ordinance apply for a period of 25 years. The Owner Rehabilitation Program requires the loan to be repaid if the house is sold within ten years. The Rental Rehabilitation program limits rents for 15 years. As the rent limits on rehabilitated units expire, new rehabilitation loans will bring other units into the programs. Catellus Residential Group is using an approach at Bridgecourt Apartments whereby the renters can become condominium owners in ten years. Table B-8 in Appendix B lists assisted housing and related rent limit expiration dates.

The City of Emeryville would like to encourage the development of a diverse mix of housing ownership types. One non-traditional housing ownership model is the Limited Equity Housing Cooperative. A cooperative is a partnership through which residents collectively own and control their housing. This model promotes control and democratic process by all residents. Limited equity co-ops have limits on their resale returns in order to insure that the housing will continue to remain affordable for future residents. Similarly, Limited Equity Condominiums limit the resale price of housing units by a predetermined formula. This allows for some equity increase to the owner but protects the overall affordability of the housing from neighborhood gentrification. Leasing Cooperatives are another form of multifamily homeownership. As tenant-stockholders, residents form a cooperative corporation and typically lease property from an investor on a long-term basis, sometimes with the option to buy. By maintaining the property as a cooperative, residents reduce their individual homeownership costs. Emeryville's Artist Cooperative is a good example of a cooperative homeownership model. Currently, it is one of the only co-ops in the nation exclusively for artists.

Triangle Court

CHAPTER 4. ACHIEVEMENT OF 1990 GOALS

Emeryville came close to meeting all of its housing need allocation for the 1990-1998 period, producing 663 units. Although it came closer to meeting the very low income need than the region as a whole, the City fell short of this goal. The City has substantially achieved all of the objectives and most of the policies in the 1992 Housing Element. A few policies were not implemented as envisioned: second units are still constrained by parking; parking permit requirements have not been reduced for affordable housing; the use of Federal and State programs may not have been maximized; rehabilitation programs may not be advertised as aggressively as possible; housing was developed on some large industrial sites but not as much as envisioned; and public education for energy efficiency was not provided.

Achievement of Housing Need Allocation

Emeryville met most of its housing need allocation during the 1990-1998 period, as shown in the following table. Compared to other Bay Area cities, Emeryville's record on affordable housing production is outstanding. As a whole, the region met 27 percent of the housing need for very-low income households in the lasts fair share period, while Emeryville met over 74 percent of its very-low income need. Even so, Emeryville was short 52 very-low-income units. Table 8 shows projects built during the 1990-1998 period.

Table 7: Emeryville Fair Share Housing Compliance 1990-1998

	Total	Very-Low	Low	Moderate	Above Moderate
Fair Share	765	199	138	168	260
New Units	663	147	134	173	209
Sub-Balance	-102	-52	-4	5	-51
Demolitions	35	10	9	10	0
Balance	-137	-62	-13	-5	-51

Source: City of Emeryville, 1999.

Achievement of Housing Element Objectives and Policies

The City has substantially met all of the objectives in the 1992 Housing Element, although some of the policies were not implemented as envisioned at that time. The following table analyzes progress on these policies. This analysis, along with the demographic, housing and needs assessment, has served as the starting point for developing the policies in this Housing Element.

Table 8. Housing Completed 1990-1998

Year Built	Project Name	Address	Special Needs	Live/ Work	Number of Bedrooms Studio	1BR	2BR	3BR	Tenure	Total Units	Very Low	Low	Mod-erate	Market Rate
1990	Krausen	Vallejo St.				2			Rent	**2**			1	1
1990	Second Unit*	Beaudry St.				1			Rent	**1**				1
1990	Emeryville Business Ctr.	1250 45th St.		L/W	6				Rent	**6**			3	3
1990	Second Unit	47th St.,					1		Rent	**1**				1
1990	Sailer et. al. Units	1053 47th St.					2	1	Own	**3**			1	2
1991	Co-Housing	5512 Doyle St.				7	3	2	Own	**12**			5	7
1991	Emery/45th Street	Emery/45th St.		L/W		6			Own	**6**			3	3
1992	Emery Villa	4320 San Pablo Ave.	Seniors		12	38			Rent	**50**	50			
1993	Affordable Condos (VHP)	1292/94 63rd St.					2	2	Own	**4**		3	1	
1993	Affordable Condos (VHP)	1056 48th St.					1	1	Own	**2**		1	1	
1993	EmeryBay Apts. II	6401 Bay St.			100	45	39	76	Rent	**260**	52	52	0	156
1993	Horton Street Lofts	4300 Horton St.		L/W	15				Own	**15**			7	8
1994	Powell Street Lofts	1250 Powell St.		L/W	10				Own	**10**			5	5
1994	Triangle Court	1063-69 45th St.	Families			2	14	4	Rent	**20**	9	11		
1994	3622/24 Adeline St.	3622 Adeline St.		L/W		2			Rent	**2**			1	1
1995	Temescal Lofts	1001 47th St.		L/W	4				Own	**4**			2	2
1995	Christie Commons	5915-6901 Christie Ave.		L/W	22				Own	**22**			10	12
1996	Ocean Avenue Court	1265-69 Ocean Ave.	Disabled				2	4	Rent	**6**	6			
1997	Ocean Avenue Lofts	Ocean Ave./Doyle St.		L/W	5				Own	**5**			2	3
1997	Bridgecourt Apts.	1325 40th St.				106	114		Rent	**220**	24	64	0	132
1997	Holden Live/Work	Holden St.		L/W		1			Own	**1**				1
1998	Affordable Condos (VHP)	1258 & 1268 64th St.					2	3	Own	**5**		3	2	
1998	Baybridge Apts.	1034/44 36th St.	AIDS		6				Rent	**6**	6			
	Total Units Completed				**180**	**210**	**180**	**93**		**663**	**147**	**134**	**44**	**338**
1996	Ocean Avenue Apts.	1265-69 Ocean Ave.					-2	-4	Rent	**-6**	-6			
1994	Triangle Court	1063-69 45th St.				-2	-5		Rent	**-14**		-7	-7	
1994	Del Monte Site	45th-Park-San Pablo-Hollis		6L/W	-1	-8	-3	-3	Own	**-15**	-10	-2	-3	
	Total Units Demolished				**-1**	**-10**	**-10**	**-3**		**-35**	**-10**	**-9**	**-10**	**0**
	Net Units Gained				**179**	**200**	**170**	**90**		**628**	**137**	**125**	**34**	**338**

Source: City of Emeryville, 1999. VHP=Vacant Housing Program

Table 9: Achievement of Policies in the 1992 Emeryville Housing Element

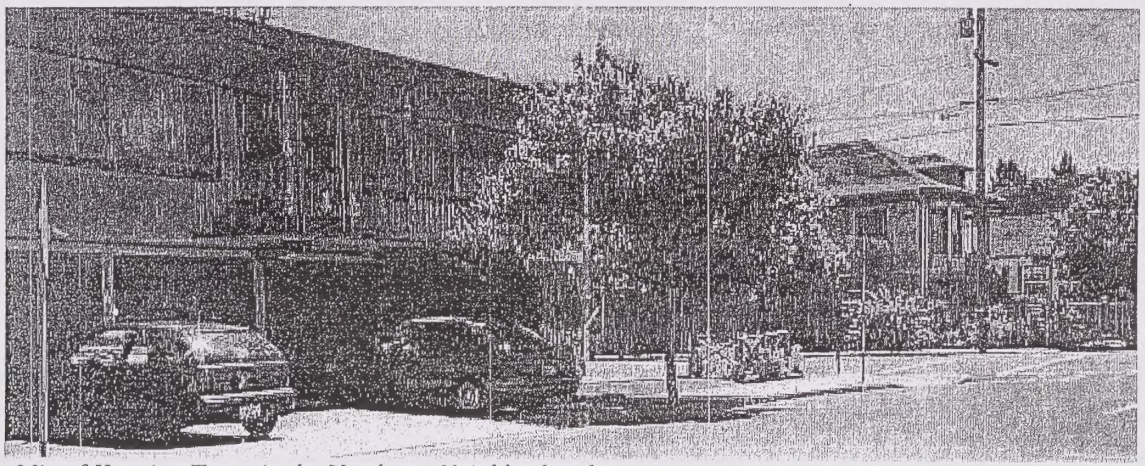
Policy	Actions Taken	Actions Not Taken	Comment	Recommendation
Affordable Housing				
1. Encourage second units		Parking requirement not revised	Residential parking is very tight	Retain parking requirement
2. Help special populations to maintain their housing	Many rehabilitation loans and grants go to elderly or disabled			Continue accessibility rehabilitation program
3. Offer incentives	Offer density bonus	Parking requirement not reduced Permits not expedited	Lower-income have fewer cars Our permits are fast already	Revise parking requirement Reconsider expediting permits
4. Retain single-room occupancy units (SROs)	Replaced Ritz SRO units		There is an SRO on the King Midas-SNK mixed-use site	Replace Midas SRO units with very-low income units
5. Use tax-exempt bonds and tax increment	Used for Emery Bay & Bridgecourt			Continue
6. Use 20% of tax increment	Used 20%		State requires but some cities do not use their housing fund	Continue
7. Maximize use of Federal and State funding	Used 7 Federal programs & 1 State program	May not have used all possible funding sources to the max		Check for more funding potential
8. Encourage non-profit and limited equity housing	Assisted non-profit housing developers	Limited equity housing not assisted	Demand for new limited-equity co-ops is unclear	Reconsider policy to assist limited equity housing
9. Encourage housing for disabled residents	Built housing for families with disabled member at Ocean Avenue Court	No housing was built for small households with disabled member	New multifamily projects must have some accessible units but they can be at market rent; Many disabled are in older single-family neighborhoods	Consider building affordable housing for small households with a disabled member and including ramps in housing rehabilitation grants
10. Enforce adaptability requirements	Building Department enforces these		Unnecessary policy because it is part of state building code	Reconsider policy

Policy	Actions Taken	Actions Not Taken	Comment	Recommendation
11. Contribute to homeless programs in the area	City contributed to homeless programs Retained zoning for group residential and group care uses, which include homeless shelters		County-wide committee notes need for domestic violence shelters and supported senior housing State requirement to zone for homeless shelters is met	Consider encouraging a domestic violence shelter and supported senior housing Continue zoning provisions
12. Encourage non-traditional group housing	Approved Co-Housing project on Doyle Street	No other similar housing projects have been proposed	Other innovative housing could be proposed in future	Keep policy
Housing Maintenance and Preservation				
1. Offer maintenance aid	Contract with County to manage rehabilitation program			Continue policy
2. Use incentives and code enforcement, market to target areas, periodic survey	Building department responds to complaints and staff sightings	No one periodically, systematically surveys the City's housing looking for code violations	The City may wish to allocate resources to seeking out code violations	Consider whether or not to systematically survey housing stock
3. Continue rehabilitation loan program	Cooperating with County to offer rehabilitation loans		This program is now part of the County program	Combine with policy 1.
4. Discourage demolition of sound units	25 affordable units were demolished; 20 units have been or will be replaced	5 affordable units were demolished and not replaced; some others have not been yet	Countywide Continuum of Care Group recommends 1:1 replacement	Consider requiring 1:1 replacement within a year in the city overall
5. Aggressively advertise rehabilitation program	Advertised heavily in early 1990s	Not advertised as heavily in recent years	Earlier advertising was kickoff for expanded program	Consider increasing on-going advertising
6. Include seismic retrofit in rehabilitation program	Seismic retrofit grants for homeowners were added	No seismic retrofit assistance is available for landlords	This program was added in 1999	Work with the County to add seismic aid for landlords

Policy	Actions Taken	Actions Not Taken	Comment	Recommendation
7. Allow additional units under rehabilitation program	New units are funded in other ways	The rehabilitation program is funded by a County CDBG grant; new units are not eligible	For second units, parking is the major constraint; residents are concerned about parking deficiency	Delete policy.
8. Preserve or replace affordable units whose rent limits have expired	Rehabilitation program has executed new rent limit agreements as old ones expired	Rent limits have not been extended on units that received rehabilitation assistance 15 years ago.	In 1994-1998, the rent limits on 33 rehabilitated units expired. They were affordable before rehabilitation, and may still be; No project-based Section 8 housing was built here in 1960s	Reconsider policy; Continue rehabilitation program so that new rent limit agreements are executed as old ones expire
9. Encourage improvement of existing buildings	Emeryville is Proud program		Monthly maintenance awards with $25 gift certificate	Continue
Reduce Housing Cost				
1. Offer density bonus	Density bonus offered		Zoning amendment in 1990	Maintain density bonus
2. Require affordable housing set-aside	20% set-aside required in projects of 30 units or more		Zoning amendment in 1990	Maintain set-aside requirement
3. Permit manufactured housing to the extent required by state law	Zoning Ordinance treats factory-built housing the same as site-built housing.		Policy duplicates state law	Consider whether policy is redundant
4. Issue tax-exempt mortgage revenue bonds for loans to households or developers	Tax-exempt mortgage revenue bonds were issued for loans to developers of Emery Bay & Bridgecourt	Mortgage revenue bonds were not used to make loans to households	Mortgage revenue bonds are not an appropriate source of funding for loans to households	Revise policy
5. Encourage new rental housing construction & execute rental limitation agreements	The City has supported the construction of affordable rental housing with rental limitation agreements		Rental limitation agreements are required by Federal funding sources	Continue policy

Policy	Actions Taken	Actions Not Taken	Comment	Recommendation
Housing Opportunities				
1. Use vacant public land if it becomes available		No vacant public land has become available	No vacant public land is likely to become available	Reconsider policy
2. Encourage housing in mixed-use areas	Emery Bay and Bridgecourt are in mixed-use areas			
3. Facilitate conversion of underused industrial sites for housing; table identified six sites	Housing was built on three sites by 1998; housing is under construction on two sites	Offices are under construction on one site	Please see Table 10 following this table for details.	Revise policy to add "or a mix of residential and other uses" Identify potential sites
4. Encourage infill housing	Vacant Housing Program has developed 11 units on 48th, 63rd & 64th streets		Private, market-rate housing projects have also been built on vacant lots, e.g. Ocean Ave.	Continue policy
5. Encourage variety including live/work	71 live/work units were built in 1990-1998		Live/work is allowed in all zoning districts except I-G	Continue policy
6. Prohibit discrimination against children and build family housing	46% of assisted new units built in 1990-1998 were 2- or 3-bedroom units; Triangle Court & Ocean Ave. court were built for families	Only 23% (9) of privately built units are 2- or 3-bedroom units, and most of them were built by owner occupants	The 1977 Fair Housing Act amendment outlawed discrimination against households with children. Equal housing policy addresses	Delete part of policy about prohibiting discrimination against households with children from this policy: it is in equal housing policy.
7. Encourage housing opportunities for elderly and single-parent families.	Family housing was built as described above	Senior housing construction began in 1999.	Single-parent families have same needs as other low-income families	Continue policy.
8. Continue to replace affordable units when City actions displace them.	Demolished sound affordable units have been or will be replaced		Redevelopment law requires 0.75:1 replacement in 1 year, 1:1 replacement in 4 years.	No change.

Policy	Actions Taken	Actions Not Taken	Comment	Recommendation
Energy Conservation				
1. Enforce Title 24 of State Administrative Code	Building Department enforces Title 24		This policy duplicates State law	Delete policy
2. Encourage passive solar energy & other energy & water conservation measures	Resourceful Building demonstrated energy-efficient condos; Water conservation pamphlets are at counter	The City has not specifically supported passive solar design	There are many ways to conserve energy	Continue policy without specific reference to passive solar energy
3. Public education & aid for energy efficiency	Rehabilitation loans can be used for weatherizing	No public education is being done regarding energy efficient housing	PG&E does this	Reconsider policy
Equal Housing				
1. Maintain contract with housing counseling provider	County maintains contract on behalf of cities with Housing Rights		Perhaps this service could be better advertised	Maintain policy; Consider advertising



Mix of Housing Types in the Northern Neighborhood

Table 10. Status of Sites Identified in 1992 Housing Element

1992 Site	Anticipated Units Total	Anticipated Units Affordable	Current Project Name	Current Units Total	Current Units Affordable	Current Status	History Between 1990 and 2000
Catellus	400	80	Bridgecourt Apartments	220	88	Occupied	Project evolved with deeper housing subsidy, more retail.
Del Monte	400	80	Promenade Townhouses	102	20	Under Construction	Hospital was proposed, withdrawn. Animation studio was proposed on 80% of site. Redevelopment Agency issued RFP for mixed use on remaining 20% of site. Ground floor housing is inappropriate fronting on San Pablo Ave.
Emery Villa	75	75	Emery Villa	50	50	Occupied	Number of units was reduced during design.
EBC & A II	270	270	Emery Bay Club & Apts II	260	104	Occupied	Built essentially as anticipated.
St. Alban's	300	60	Watergate Office Tower IV	0	0	Under Construction	Housing developer could not obtain funding; site is next to freeway.
Christie	200	40	EmeryBay Lofts (Christie Avenue Lofts)	62	12	Under Construction	Earlier developer could not obtain funding; a portion of the original property was kept in office use and sold seperately.

NOTE: City's total fair share allocation of regional housing need was 47% of total units anticipated for these sites.

CHAPTER 5. GOALS, OBJECTIVES, POLICIES AND PROGRAMS

The following goals, objectives, policies and programs are consistent with the other elements of the General Plan.

Goal I. Preserve existing housing stock.

Objective I-A. Promote preservation of existing housing through the Emeryville Housing Rehabilitation Program. Emeryville's Housing Rehabilitation Program will provide funding for 17 projects per year.

Program I-A-1. Increase funding for the Emeryville Housing Rehabilitation Program on a demand basis up to 50% through a combination of Redevelopment and Community Development Block Grant (CDBG) funds.

Program I-A-2. Make all types of rehabilitation loans and grants available to both homeowners and landlords. Make major accessibility grants available to homeowners, and make seismic retrofit loans and minor repair grants available to landlords.

Program I-A-3. Continue existing marketing and establish new marketing efforts for the Emeryville Housing Rehabilitation Program, directed to landlords and homeowners in the historic residential neighborhoods east of Hollis Street and east of San Pablo Avenue.

Objective I-B. Maintain and improve existing housing, especially the historic neighborhoods east of Hollis Street and east of San Pablo Avenue.

Policy I-B-1. Continue the Community Preservation Program to improve maintenance of residences in the historic neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.

Program I-B-2. Continue the "Emeryville Is Proud" award program for well maintained residential and commercial properties.

Objective I-C. Replace affordable housing that must be demolished as part of a City action.

Policy I-C-1. Continue to review aggregate housing demolition and construction in the City each year, and review the overall housing provision plan to confirm that there will be no net loss through demolition of very low, low and moderate income units.

Goal II. Promote a variety of housing types and affordability levels.

Objective II-A. Support development of new housing for very low, low and moderate income households to meet Emeryville's fair share allocation of regional affordable

housing need, as established by the Association of Bay Area Governments. Develop 104 very low income units and 73 low income units using the Redevelopment Agency's Low and Moderate Income Housing Fund and seeking funding for the remaining units. (See Table 11).

Policy II-A-1. Make very low and low income housing a priority for use of the Redevelopment Agency's Low and Moderate Income Housing Fund.

Policy II-A-2. Include some low and very low income housing in Redevelopment Agency assisted development projects whenever feasible.

Program II-A-3. Continue funding for the Vacant Housing Program, which provides first-time homebuyer opportunities for low and moderate-income households.

Program II-A-4. Expand the First-Time Home Buyers Program to provide 1.5 times buyer's down payment up to 15% of purchase price for low and moderate-income households.

Program II-A-5. Leverage State and Federal funding programs to maximize the number of affordable units and/or the number of units available to low and very low income households, whenever possible.

Program II-A-6. Encourage and facilitate the conversion of underutilized industrial sites to mixed-use or residential projects that include low and very low-income units.

Objective II-B. Amend the Zoning Ordinance to better facilitate the development of affordable housing, and retain existing affordable housing policies.

Policy II-B-1. Within a year after adoption of this Housing Element, change the regulations for multiple-use projects so that the Planning Commission may choose to exempt residential square footage from the floor area ratio (FAR, ratio of floor area to site area) calculations for a project, with a Conditional Use Permit. The revised regulation could include findings necessary to grant such an exemption, such as transit access or a mechanism to reduce the number of automobiles per unit.

Policy II-B-2. Maintain the Affordable Housing Set-Aside Ordinance, requiring projects with 30 units or more to provide 20% of the units affordable to moderate, low or very low income households.

Policy II-B-3. Continue the affordable housing density bonus, and Group Residential and Group Care as conditionally permitted uses. Within a year after adoption of this Housing Element, list emergency shelter and transitional housing in the definition of Group Residential."

Objective II-C. Encourage a variety of housing types and settings, energy efficiency and water conservation.

Policy II-C-1. Encourage non-traditional group housing, live-work units and housing in multiple-use projects and mixed-use areas.

Policy II-C-2. Encourage residential and live-work development in industrial areas where appropriate.

Policy II-C-3. Encourage energy-efficient, water-conserving construction.

Goal III. Promote housing for special needs groups.

Objective III-A. Support development of affordable housing for single-parent families in transition, people with AIDS, seniors, large families, disabled people, and artists who have very low, low and moderate incomes. Ways to support housing for special needs groups include providing funding and technical assistance for the development of housing and the establishment of cooperatives.

Program III-A-1. Support development of service-enriched transitional housing for single-parent families who have been displaced by economic problems or domestic violence.

Program III-A-2. Support the inclusion of Shelter-Plus-Care units (rent-assisted units for people with mental illness, substance abuse and/or AIDS-related illness) in some multi-unit projects. These units could be combined with other programs, and could be used to meet part of the 20% Affordable Housing Set-Aside requirement.

Program III-A-3. Support development of affordable 3- to 4-bedroom units for large families (families with five or more members) in appropriate projects.

Program III-A-4. Support development of affordable housing for disabled people in small households.

Program III-A-5. Support the development of affordable housing including Shelter-Plus-Care units for people with AIDS-related illness.

Program III-A-6. Support development of affordable assisted-living and independent senior housing.

Program III-A-7. Support development of transitional housing for veterans with physical disabilities, mental disorders and substance abuse problems.

Program III-A-8. Support development of affordable live-work space for artists.

Objective III-B. Support assistance for veterans, teachers and public safety employees in obtaining housing in Emeryville.

Program III-B-1. Support assistance for veterans with physical disabilities, mental disorders and substance abuse problems to live in residential treatment centers, supervised work settings, or transitional or permanent housing.

Program III-B-2. Offer additional home loan assistance to low and moderate income Emery Unified School District teachers, and moderate income Emeryville Police and Fire Department staff. Actively pursue funding to assist with this program.

Goal IV. Promote equal opportunity in housing.

Objective IV-A. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, familial status, sex, marital status, sexual orientation, age, disability or source of income.

Program IV-A-1. Continue to have a contract with Housing Rights or another fair housing counseling organization to provide fair housing counseling, tenant-landlord mediation, public education and legal referrals.

Program IV-A-2. Effectively market the availability of the fair housing counseling service through a variety of means.

East Baybridge Mixed-Income Apartment-to-Condo Complex

Table 11. Redevelopment Agency Low and Moderate Income Housing Fund Budget, 1999 - 2006

Revised Program 6/01

		Total	Very Low	Low	Moderate	Market	Amount Available	Agency Assistance	Comments
MANDATED REQUIREMENTS									
ABAG Fair Share (99-06)		777	178	95	226	278			
FUNDING RESOURCES AVAILABLE									
	Existing Fund Balance						$600,000		
	1995 Bond						$2,689,000		Includes interest income earned over two years
	1998 Bond-taxable						$6,502,000		Bond Proceeds
	1998 Bond-tax exmpt						$1,036,000		Bond Proceeds
	2001 Housing Bond Sale						$6,400,000		Bond Sale Projection
	2003 Housing Bond Sale						$3,400,000		Bond Sale Projection
	1500 Park Home Sales						$2,000,000		Sale proceeds of condo units
	Vacant Hsng. Sales						$180,000		Sale proceeds of three units
	Add'l Increment (99-06)						$1,000,000		Based on 3% annual growth
	Investment Earnings						$350,000		Interest income for bond proceeds
	TOTAL						$24,157,000		
COMPLETED PROJECTS									
Year									
1999	Emeryville Warehouse	135	0	2	24	109		$2,000,000	Ownership
2000	The Avalon	67	66	0	0	1		$2,925,000	Senior rental
2000	Gateway Commons (4800 SPA)	8	0	3	5	0		$1,475,000	Ownership/families & live-work
	TOTAL	210	66	5	29	110		$6,400,000	
PROPOSED AND POTENTIAL PROJECTS									
Year									
2000	Oliver Lofts 65th St	50	0	5	5	40		$500,000	Ownership @$100K/unit for low income units
2000	Remar Lofts 46th St.	41	0	0	8	33		$250,000	Initial Rental
2001	The Promenade (Castle SPA)	102	0	0	20	82		$860,000	Ownership Townhouses; $43K/Unit
2001	Andante (SNK King Midas)	102	0	10	10	82		$1,000,000	Rental; Land Cost to Agency less SNK payment
2001	Emery Station III	101	0	10	10	81		$1,000,000	Ownership @$100K/unit for low income units
2001	46th Street Lofts	45	0	3	6	36		$300,000	Ownership @$100K/unit for low income units
2002	South Bayfront Project	350	0	35	35	280		$10,500,000	Ownership; $7M acquisition + $100K/unit for low income units
2004	4300 SPA Senior housing	30	30	0	0	0		$2,250,000	Rental; $75K/unit
2001-2004	Scattered Site Rental Rehab	10	5	5	0	0		$400,000	Rental @ $40K/unit
various	Vacant Housing Program	3	3	0	0	0		$630,000	Ownership $210K/unit dev. cost
	TOTAL	1483	38	68	224	1153		$17,690,000	
TOTAL COMPLETED & PROPOSED/POTENTIAL		1693	104	73	253	1263			Note: The projects and resources included in this table are those not included in prior ABAG planning period and include some projects and expenditures made prior to the update of this table (1999 projects).
ABAG GOALS SURPLUS/SHORT		916	-74	-22	27	985			
Percent of Goal		217.9%	58.4%	76.8%	111.9%	454.3%			
TOTAL AGENCY ASSISTANCE								$24,090,000	
FUNDING SURPLUS/(DEFICIT)								$67,000	

Chapter 6. Housing Action Program

Policy or Program	Responsible Department	Funding Source(s)	Year Begin	Existing Problem	Previous Program/Policy	Proposed Change	Current Funding	Additional Cost
Goal I. Preserve existing housing stock.								
Objective I-A. Promote preservation of existing housing through the Emeryville Housing Rehabilitation Program.								
Program I-A-1. Increase funding for the Emeryville Housing Rehabilitation Program by 50% on a demand basis.	Redevelopment Agency	CDBG Agency Housing Fund	2001	48 buildings moderately deteriorated	Goal 24/y Actual 17/y	20 awards per year	$150,000/y	$75,000/y
Program I-A-2. Make all rehabilitation loans and grants available to both home owners and landlords.	Redevelopment Agency	CDBG Agency Housing Fund	2003	Both rental and ownership units need work.	Seismic and major repair to home owners only; major accessibility to landlords only.	Seismic and major repair to landlords, major access-ibility to home owners	no change in funding	
Program I-A-3. Continue marketing and establish new marketing efforts for the Rehabilitation Program, directed to landlords and home owners in the historic residential neighborhoods east of Hollis Street and east of San Pablo.	Redevelopment Agency	CDBG Agency Housing Fund	2004	Loans and grants have not consistently met goals.	County tables at fairs, and city events.	Mail brochures to owners and follow up with phone calls.	County as part of 25% administr. cost	Brochures + 4 days of staff time
Objective I-B. Maintain and improve existing housing, especially the historic neighborhoods east of Hollis Street and east of San Pablo Avenue.								
Policy I-B-1. Continue the Neighbor-hood Preservation Task Force to improve maintenance of residences in historic neighborhoods. Provide rehab-ilitation program information and conduct code inspections case by case.	Council, City Manager, Police, Fire, Building Redevelopment	General Fund- no large expense for any 1 dept.	On-going	A few residential buildings are problems.	Committee is new.	Make the committee permanent; streamline code process; add code staff.	Staff time funded by General Fund	$30,000 to $50,000
Program I-B-2. Continue the "Emeryville Is Proud" award program for well maintained residential and commercial properties.	Planning and Building Department	General Fund or donations from local businesses	On-going	Some properties are poorly maintained.	Awards are made twice a year.	Continue program.	Gift certificate + staff time	No increase in annual cost

Housing Action Program (Continued)

Policy or Program	Responsible Department	Funding Source(s)	Year Begin	Existing Problem	Existing Program/Policy	Proposed Change	Current Funding	Additional Cost
Objective I-C. Replace affordable housing that must be demolished as part of a City action.								
Policy I-C-1. Continue to review demolition and construction each year; review overall housing provision plan to confirm no net loss of very low, lowand moderate income housing.	Redevelopment Agency	Agency Housing Fund Federal and State programs	2002	None.	Redevelop-ment law requires 0.75:1 in 1 year, 1:1 in 4 years.	None.	$40,000 to $150,000 per unit subsidy	$40,000 to $150,000 per unit subsidy
Goal II. Promote a variety of housing types and affordability levels.								
Objective II-A. Support development of new housing for very low, low and moderate-income households to meet Emeryville's fair share allocation of regional housing need, as established by the Assocation of Bay Area Governments. (See Tables 11 and 12.)								
Policy II-A-1. Make low and very low income housing a high priority for use of Redevelopment Agency's Low and Moderate Income Housing Fund.	Redevelopment Agency	Agency Housing Fund	2000 new projects	Fund will not cover all needed affordable housing.	Very low, low and moderate income units are funded.	Fund primarily very low and low-income, few moderate-income units.	No consis-tent subsidy	$40,000 to $150,000 per unit subsidy
Policy II-A-2. Include some low and very low income housing in Redevelopment Agency assisted development projects whenever feasible.	Redevelopment Agency	Agency Housing Fund	2000 new projects	Market won't meet this need.	A few assis-ted projects are all moderate.	Include below-moderate units in projects as much as possible.	No consis-tent subsidy	$40,000 to $150,000 per unit subsidy
Program II-A-3. Continue funding for the Vacant Housing Program, which provides first-time home buyer oppor-tunities for low and moderate income households.	Redevelopment Agency	Agency Housing Fund	2001	Many low income households need help.	11 units in 9 years 1990 - 1998: 1.2 per year	No change.	$200,000 to $250,000 per unit	$210,000 per unit: fully funded by Redevel.

Housing Action Program (Continued)

Policy or Program	Responsible Department	Funding Source(s)	Year Begin	Existing Problem	Previous Program/Policy	Proposed Change	Current Funding	Additional Cost
Program II-A-4. Expand First-Time Home Buyers Program to provide 1.5 times buyer's down payment up to 15% of purchase price for low and moderate income households.	Redevelopment Agency	State Revenue Bonds	2001	With home prices rising, more moderate income households cannot raise down payment.	50% of down payment up to 10% of price. Most aid is for newer condos.	Deeper subsidy needed to address escalating housing prices.	34 loans in 1999	$220,000/y
Program II-A-5. Leverage State and Federal funding programs to maximize affordable and/or low and very low income units, whenever possible.	Redevelopment Agency	US HUD State HCD	2003	Housing Fund cannot meet the need alone.	A few projects have little State/Fed $.	Apply for State or federal funds for each project when possible.		Could reduce costs.
Program II-A-6. Encourage and facilitate conversion of underutilized industrial sites to mixed-use or residential projects that include low and very low income units.	Planning and Building Department, Redevelopment Agency	State and Federal funds, non-profit and private lenders	2001	Conversions do not all include low and very low income units.	Facilitate conversion of underutilized industrial area for residential.	Help developers find funding for low and very low income units.	Housing staff time	Housing staff time
Objective II-B. Revise the Zoning Ordinance to better facilitate the development of affordable housing, and retain existing affordable housing policies.								
Policy II-B-1. Within a year after adoption of the Housing Element, change the multiple-use project regulations so Planning Commission may exempt residential area from floor area ratio with use permit. Regulations could include findings needed to grant exemption, such as transit access or reduced autos.	Planning and Building Department Planning Comm. City Council	Staff time - General Fund	2001 begin, 2002 adopt	Housing sites are limited.	Housing counts as part of FAR in mixed-use projects.	Revise so housing is not counted in Floor Area Ratio, set dwelling units per acre.	None.	Planning staff time
Policy II-B-2. Maintain Affordable Housing Set-Aside Ordinance, requiring projects with 30 units or more more to provide 20% of the units affordable to moderate, low or very low income households.	Planning and Building Department Economic Development Department	No action required	On-going	Developers need help meeting Set-Aside.	Ordinance requires affordable housing set-aside.	Maintain existing provision.	None.	No spending required.

Housing Action Program (Continued)

Policy or Program	Responsible Department	Funding Source(s)	Year Begin	Existing Problem	Previous Program/Policy	Proposed Change	Current Funding	Additional Cost
Policy II-B-3. Continue the affordable housing density bonus, and Group Residential and Group Care as conditionally permitted uses. Within a year after adoption of the Housing Element, specifically list emergency shelter and transitional housing in the definition of Group Residential in the Zoning Ordinance.	Planning and Building Dept.	Stff time - General Fund	2001 begin, 2002 adopt	Zoning Ordinance does not specifically list emergency shelter or transitional housing.	Ordinance allows density bonus, and Group Residential with a Conditional Use Permit.	Specifically list emergency shelter and transitional housing in definition of Group Residential use type.	None.	Planning staff time.
Objective II-C. Encourage a variety of housing types and settings, energy efficiency and water conservation.								
Policy II-C-1. Encourage non-traditional group housing, live-work units and housing in multiple-use projects and mixed-use areas.	Planning and Building Dept. Planning Comm.	No additional staff time required	On-going	Housing needs and preferences vary.	General Plan encourages these housing types.	Maintain General Plan policies.	None.	No spending required.
Policy II-C-2. Encourage residential and live-work development in industrial areas where appropriate.	Planning and Building Dept. Planning Comm.	No additional staff time required	On-going	Historically residential land is rare.	General Plan, Zoning Ordinance allow it.	Encourage it in General Plan.	None.	No spending required.
Policy II-C-3. Encourage energy-efficient, water-conserving construction.	Planning and Building Dept. Planning Comm.	No additional staff time required	On-going	Fuel and water are limited.	1992 Housing Element encourages it.	Continue to encourage it in Housing El.	None.	No spending required.
Goal III. Promote housing for special needs groups.								
Objective III-A. Support development of affordable housing for single-parent families in transition, people with AIDS, seniors, large families, disabled people, and artists who have very low, low and moderate incomes.								
Program III-A-1. Support development of service-enriched transitional housing for single-parent families who have been displaced by economic problems or domestic violence.	Redevelopment Agency	Agency Housing Fund Federal and State funds	2001	County-wide 10% of this need is met.	Emeryville has not provided this type of housing before.	Issue a request for proposals for a group to develop and run the project.	None	1-2 million for 4 units + service space, per Fremont.

Housing Action Program (Continued)

Policy or Program	Responsible Department	Funding Source(s)	Year(s) Begin	Existing Problem	Previous Program/Policy	Proposed Change	Current Funding	Additional Cost
Program III-A-2. Support inclusion of a few Shelter-Plus-Care rent assisted units for people with mental illness, substance abuse or AIDS-related illness in some multi-unit projects.	Redevelopment Agency	McKinney	2002	County-wide need is high.	Emeryville has not provided this type of housing before.	Combine with other programs or include in 20% Set-Aside.	None	$40,000 to $150,000 per unit subsidy.
Program III-A-3. Support development of 3-4 bedroom units for large families with low and very low incomes, in appropriate projects, and look for ways to encourage families to move in.	Redevelopment Agency	Agency Housing Fund Tax Credits	2004	Large families have 5 or more members	93 3-BR units were built in 90s	Continue to support family housing.	$40,000 to $150,000 per unit subsidy.	$40,000 to $150,000 per unit subsidy.
Program III-A-4. Support development of affordable housing for disabled people in small households.	Redevelopment Agency	Agency Housing Fund HUD Sec. 202	2005	About 100 disabled units needed	6 family units were built in 1990s.	Seek out a developer for these units.	No comparable project.	$40,000 to $150,000 per unit subsidy.
Program III-A-5. Support the development of affordable housing including Shelter-Plus-Care units for people with AIDS-related illness.	Redevelopment Agency	Agency Housing Fund HOPWA	2006	About 30 units needed	6 units were built in 90s.	Continue to build units for people w. AIDS	$40,000 to $150,000 per unit.	$40,000 to $150,000 per unit.
Program III-A-6. Support development of affordable assisted-living and independent senior housing.	Redevelopment Agency	Agency Housing Fund HUD Sec. 202 State fund	2003 assisted, 2007 independent	Affordable assisted living is rare. About 65 senior units are needed.	Independent senior housing is under construction.	Issue an RFP for an assisted living project, and help build other units.	Avalon cost $9.2 million for 67 indep. units.	$40,000 to $150,000 per unit subsidy.
Program III-A-7. Support development of transitional housing for veterans with physical disabilities, mental disorders and substance abuse problems.	Redevelopment Agency	U.S. Dept. of Veterans Affairs	2002	25% of disabled men are veterans.	Emeryville has not provided this type of housing before.	Coordinate with Dept. of Veterans Affairs	None	$40,000 to $150,000 per unit subsidy.

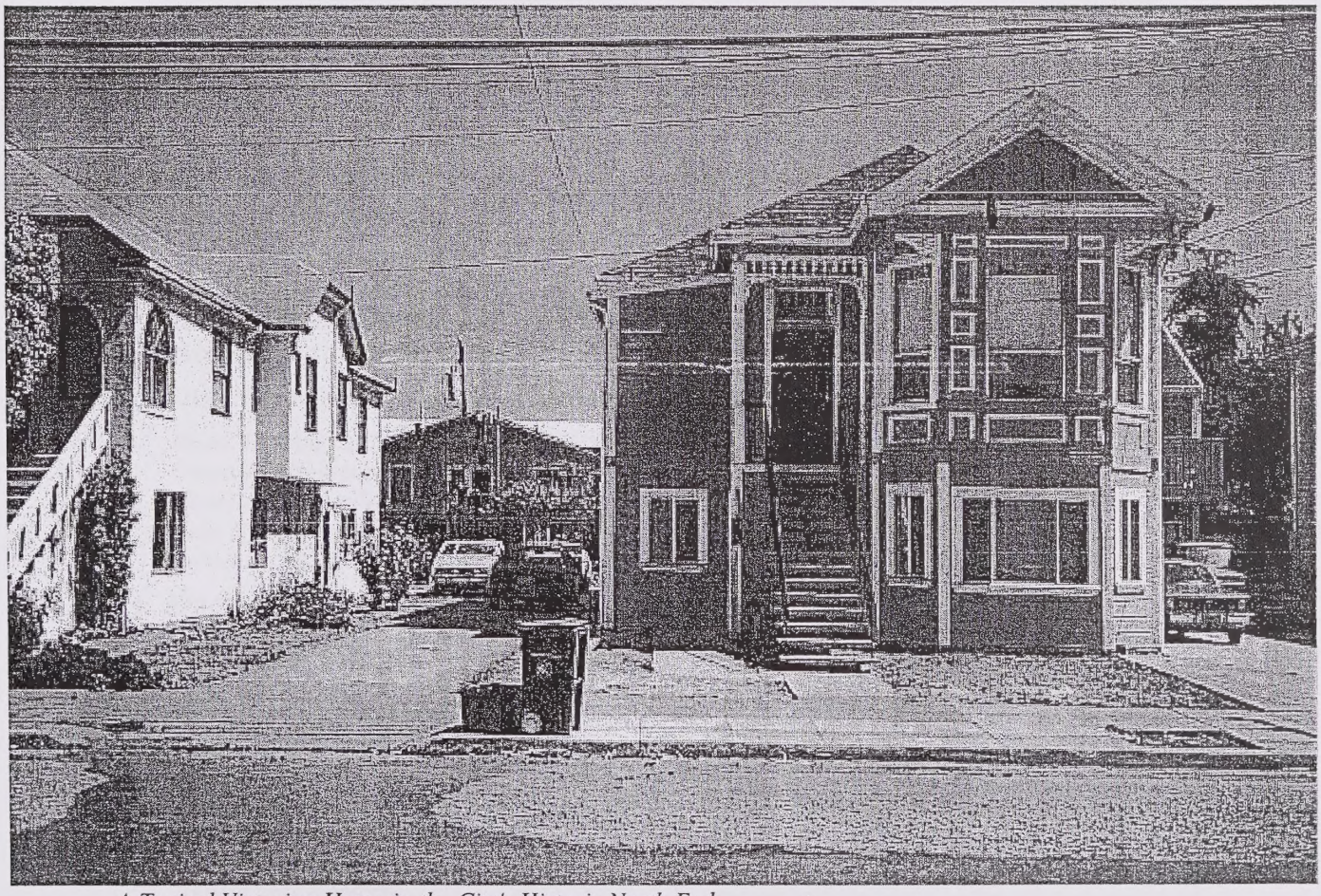
Housing Action Program (Continued)

Policy or Program	Responsible Department	Funding Source(s)	Year(s) Begin	Existing Problem	Previous Program/Policy	Proposed Change	Current Funding	Additional Cost
Program III-A-8. Support development of affordable live-work space designed for artists.	Redevelopment Agency	Staff time - RDA	2003	Being priced out, need large units.	Emeryville has not assisted in providing this type of housing before.	Offer technical assistance for development.	None	Housing Staff time.
Objective III-B. Support assistance for veterans, teachers and public safety employees in obtaining housing in Emeryville.								
Program III-B-1. Support assistance for veterans with physical disabilities, mental disorders and substance abuse problems to live in residential treatment centers, supervised work settings or transitional or permanent housing.	Redevelopment Agency	U.S. Dept. of Veterans Affairs	2003	25% of disabled men are veterans.	Emeryville has not provided this type of assistance before.	Coordinate with Dept. of Veterans Affairs	None	$40,000 to $150,000 per unit subsidy.
Program III-B-2. Offer additional home loan assistance to low- and moderate-income Emery Unified School District teachers, and moderate income Emeryville Police and Fire Department staff.	Redevelopment Agency	State Extra Credit Prog., Agency Housing Fund	2001	Teachers & public safety employees are priced out of area.	Emeryville has not provided this type of assistance before.	Amend First Time Home Buyers Program guidelines waiving first-time requirement and increasing assistance levels.	None	100% of down payment up to 20% of purchase price.
Goal IV. Promote equal opportunity in housing.								
Objective IV-A. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, children, sex, marital status, sexual orientation, physical condition or source of income.								
Program IV-A-1. Continue to have a contract with Housing Rights or another fair housing counseling organization to provide counseling, mediation, education and legal referrals.	Redevelopment Agency	CDBG	On-going	Problem increases when market is tight.	Housing Rights Inc. provides mediation and information.	Continue to fund a contract.	$91,000 contract	None.

Housing Action Program (Continued)

Policy or Program	Responsible Department	Funding Source(s)	Year(s) Begin	Existing Problem	Previous Program/Policy	Proposed Change	Current Funding	Additional Cost
Program IV-A-2. Effectively market the availability of the fair housing counseling service through a variety of means.	Redevelopment Agency	CDBG	2001	Problem when market is tight.	City cable access and brochures at zoning counter.	None	Part of contract	None.

APPENDIX A:
HOUSING NEED
TECHNICAL DOCUMENT



A Typical Victorian Home in the City's Historic North End

TABLE OF CONTENTS

I. INTRODUCTION 1

Data Sources *1*
Report Organization *1*

II. POPULATION CHARACTERISTICS 2

Population Trends *2*
Number of Households and Average Household Size *2*
Household Types and Composition *2*
Age Distribution *5*
Race and Ethnic Characteristics *5*
Income Characteristics *6*

III. HOUSING STOCK & NEIGHBORHOOD CHARACTERISTICS 7

Housing Stock by Units per Structure *7*
Rooms Per Unit & Overcrowding *7*
Residential Densities *8*
Housing Conditions *9*

IV. HOUSING TENURE 11

Tenure by Race of Householder *11*
Tenure by Age of Householder *11*
Tenure by Household Size *12*
Tenure by Age of Structure *12*

V. HOUSING MARKET & INCOME RELATED TO HOUSING COSTS 13

Rental Housing *13*
Ownership Housing *13*
Housing Cost Burden *14*
Units by Affordability Level *14*
Section 8 ..... *16*

VI. SPECIAL NEEDS POPULATIONS 16

Families with Children *16*
Single Parent Families *17*
Large Families *17*
Elderly People *17*
Disabled People *18*
Persons with HIV/AIDS *18*
Public Benefits Recipients *19*
Homelessness *19*
Agricultural Workers *19*
Artists *19*
Special Needs Summary *19*

VII. ECONOMIC CONDITIONS 20

Employment and Unemployment *20*
Jobs Housing Balance *21*

VIII. SUMMARY 21

I. INTRODUCTION

Article 10.6 of the California Government Code requires all cities and counties to prepare a housing element as part of the city or county general plan. The purpose of the housing element is to describe local housing needs, and to outline a comprehensive set of programs and policies for meeting those needs. Updated on a five-year schedule, the housing element is intended to document current demographic and housing conditions based on the most recent and reliable data available to local jurisdictions. Specifically, State law mandates that the housing element include a needs assessment which contains the following information relating to demographic trends and housing:

(1) An analysis of population and employment trends, documentation of projections, and a quantification of existing and projected housing needs for all income levels, including the locality's share of the regional housing needs as identified by the regional association of governments, in Emeryville's case the Association of Bay Area Governments (ABAG).

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including overcrowding and housing stock condition.

(3) An analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, single parent households, and families and persons in need of emergency shelter.

Summarized in the main body of the Housing Element as Chapter II, this Housing Needs Technical Document addresses the requirements enumerated above while providing city officials, citizens, community groups and others with a common frame of reference for evaluating policy alternatives to meeting the housing needs of Emeryville's current and future residents.

Data Sources

Typically, housing needs assessments rely heavily on census data. When an update occurs prior to the complete release of new census data, however, the needs section can be tailored to describe local housing conditions based on alternative state, regional or local sources. Emeryville, perhaps more than any other city in Alameda County, has undergone dramatic changes in its demographic and physical makeup over the past decade. In many cases, **2000 census data is not yet available and data from the 1990 census no longer reflects the reality of Emeryville's rapidly changing neighborhoods.** Accordingly, this analysis includes data from the 1990 Census for reference purposes only, and instead relies heavily on estimates from the California Department of Finance, the Association of Bay Area Governments, the State Employment Development Department, private data providers and City sources.

Report Organization

Following this introductory section, the technical document is divided into six

sections addressing different aspects of Emeryville's demographic, housing and economic profile. Section two provides a detailed overview of population and household trends, concentrating on the period from 1990 to the present. The third section deals with housing tenure segmented by building age, age of householder and race. The fourth section consists of a detailed inventory of the City's housing stock, focusing particularly on issues such as unit size, age, condition and density. The fifth section provides a residential market overview and analysis of housing cost burdens at various income levels. The sixth section profiles special needs populations in the City. Section seven analyzes the City's economic base and assesses Emeryville's current jobs/housing balance. The final section of this analysis concludes by summarizing the City's demographic characteristics and identifying a number of central issues relating to City housing policy.

II. Population Characteristics

Population Trends

Emeryville, like much of the inner urban core of the Bay Area, is experiencing a period of rapid population growth driven by a robust and dynamic economy. As displayed in Table A-1 below, over the past decade Emeryville's population has grown by an estimated 19.9 percent from 5,740 residents in 1990 to 6,882 in 2000. Over the same time frame, the population of Alameda County as a whole has increased by 13.1 percent from 1.27 million to 1.44 million. ABAG projects that both Emeryville's and Alameda County's population will continue to grow in the next five years.

Number of Households and Average Household Size

For the purposes of housing analysis, a crucial indicator of demographic change is the rate of household formation, or growth. As further displayed in Appendix Table A-1, 2000 census data indicates that the number of households in Emeryville grew by 23.2 percent from 3,227 in 1990 to 3,975 at present. Over the same time period, the number of households in the County increased by approximately 9.1 percent. In Emeryville, household numbers and population increased while the average household size decreased. As shown, Emeryville's average household size decreased from 1.78 in 1990 to 1.71 in 2000, while average household size in the County increased from 2.59 to 2.71.

Household Types and Composition

In conjunction with Table A-1, Table A-2 below provides a detailed profile of Emeryville's Household Trends based on the 1990 and 2000 censuses. As with average household sizes, there are significant differences that have widened over time between Emeryville and the County in terms of household types and composition. In 1990, 34.5 percent of Emeryville's households were characterized as families compared to 64.4 percent in the County. In 2000, only 29.3 percent of Emeryville's households were families while Alameda County had 64.8 percent family households. Furthermore, Table A-2 indicates that most family households in Emeryville did not have children in 1990

and 2000, and that most families with children were headed by a single parent. Trends in household composition have continued to change in Emeryville. The low average household sizes in the City continue to suggest relatively large numbers of single-person households and the prevalence of small family households.

Table A-1: Population and Household Trends 1990-2000

	1990	2000	% Change 1990-2000
Emeryville			
Population	5,740	6,882	19.9%
Households	3,227	3,975	23.2%
Average Household Size	1.78	1.71	-3.9%
Household Tenure			
Owner	37.6%	37.1%	-0.5%
Renter	62.4%	62.9%	0.5%
Household Type (a)			
Families	34.5%	29.3%	-5.2%
Non-Families	65.5%	70.7%	5.2%
Median Age	34.4	35.2	0.8
Alameda County			
Population	1,276,702	1,443,741	13.1%
Households	479,518	523,366	9.1%
Average Household Size	2.59	2.71	4.6%
Household Tenure			
Owner	46.7%	54.7%	8.0%
Renter	53.3%	45.3%	-8.0%
Household Type (a)			
Family	64.4%	64.8%	0.4%
Non-Family	35.6%	35.2%	-0.4%
Median Age	32.7	34.5	1.8

Notes:
(a) Family households defined as households with two or more related individuals.
Sources: 1990 & 2000 US Census STF1A

Table A-2: Household Composition Trends 1990-2000

	# Households in 1990	% all Households in 1990	# Households in 2000	% all Households in 2000	% Change 1990 - 2000
Married-Couple Family	746	23.3%	717	18.0%	*-5.2%*
w/ Children	187	5.8%	214	5.4%	*-0.5%*
w/o Children	559	17.4%	503	12.7%	*-4.8%*
Male Householder	92	2.9%	119	3.0%	*0.1%*
w/ Children	9	0.3%	N/A	~	~
w/o Children	83	2.6%	N/A	~	~
Female Householder	282	8.8%	330	8.3%	*-0.5%*
w/ Children	208	6.5%	169	4.3%	*-2.2%*
w/o Children	74	2.3%	161	4.1%	*1.7%*
Total Family Households	1,120	35.0%	1,166	29.3%	*-5.6%*
Total Households With Children	404	12.6%	487	12.3%	*-0.4%*
Total Single Parent Households	217	6.8%	449	11.3%	*4.5%*
Nonfamily Households	2,084	65.0%	2,809	70.7%	*5.6%*
Total Households	3,204	100.0%	3,975	100.0%	~

Source: 1990 & 2000 US Census STF3A.

Age Distribution

Table A-3: Age Distribution in Emeryville vs. Alameda County, 1990 - 2000

	1990		2000	
	Emeryville City	Alameda County	Emeryville City	Alameda County
Under 18	12.7%	25.0%	11.4%	24.6%
18 - 24	12.7%	9.9%	14.2%	9.6%
25 - 34	26.6%	19.6%	24.9%	16.7%
35 - 54	30.2%	27.4%	31.5%	31.1%
55 - 64	9.2%	7.4%	9.1%	7.8%
65 and over	8.7%	10.6%	9.0%	10.2%
Median Age	34.4	32.7	35.2	34.5

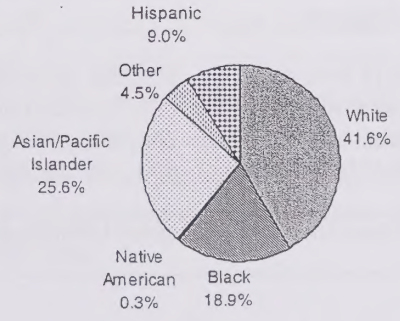
Notes: (a) Median calculated from grouped data.
Sources: 1990 & 2000 US Census, STF1A; National Decision Systems

Recent estimates from National Decision Systems (NDS), a private data provider, suggest that Emeryville's population is aging in place, with the City's median age increasing relative to the County. According to NDS, the City's residents had a median age of 37.1 years in 1997, 2.7 years higher than in 1990[i]. Table A-3 presents the age distribution of Emeryville's population in comparison to Alameda County in 1990. As shown, Emeryville's population was, on average, relatively older than that of the County in 1990. The City had a much lower proportion of residents under the age of 18 than in the County, and a much higher percentage of residents in the 25 to 34 age cohort. As of the 1990 Census, the City also had large concentrations of residents in the 18 to 24, 35 to 54, and 55 to 64 age cohorts.

Race and Ethnic Characteristics

Like the rest of Alameda County, Emeryville is racially and ethnically diverse. Figure 1 displays the racial composition of the City in 2000. As shown, 41.6percent of the City's residents were white in 2000, 18.9 percent were African-American, 25.6 percent were Asian, .3 percent were Native American, 9.0 percent were Hispanic, and 4.5% were of Other races.

Figure A-1: Emeryville Population by Race and Ethnicity, 2000



Income Characteristics

The 1990 income distribution reported for Emeryville is among the least accurate data available from the last full census as it is based on income tax returns filed by City residents in 1989. In the last ten years, the City's median income has likely risen relative to the County median due to a general improvement in the City's overall economic conditions. According to the census data, the City as a whole had a median household income of $35,665 compared to $37,544 in the County in 1990.

Table A-4 provides a more recent alternative measure of Emeryville's income versus the County and the neighboring cities of Berkeley and Oakland. As shown, ABAG estimates that Emeryville has a mean (arithmetic average)household income of $61,100 at present compared to the County mean of $66,800; this is higher than in either Berkeley or Oakland.

Although, on average, household incomes have been rising in Emeryville, a significant proportion of the City's households still fall in the low and very-low income categories. As defined by the U.S. Department of Housing and Urban Development (HUD), a low-income household is one that earns 80 percent or less of area median income, while a very-low income household is defined as earning 50 percent or less of area median income. Table A-5 defines these income categories for Alameda County by household size for 2001.

In Emeryville, very-low and low income households include senior households, working families and households with special needs. The exact composition of Emeryville's low-income population, however, will not be known until the completion of the 2000 Census.

Table A-4: Mean Household Income

	1990	2000	2005
Alameda County	$57,200	$66,800	$72,900
Emeryville	$51,600	$61,100	$64,200
Berkeley	$53,400	$60,300	$65,300
Oakland	$46,100	$54,000	$59,500

Source: ABAG *Projections 2000*.

Table A-5: 2001 Alameda County Area Median Income and Income Limits

	Number of Persons in Household							
Income Category	1	2	3	4	5	6	7	8
Very Low (0-50% AMI)	$25,050	$28,650	$32,200	$35,800	$38,650	$41,550	$44,400	$47,250
Low (51-80% AMI)	$37,700	$43,050	$48,450	$53,850	$58,150	$62,450	$66,750	$71,050
Area Median Income (AMI)	$50,100	$57,300	$64,450	$71,600	$77,350	$83,050	$88,800	$94,500
Moderate (81-120% AMI)	$60,150	$68,700	$77,300	$85,900	$92,750	$99,650	$106,500	$113,400

Source: Department of Housing and Urban Development, 1999.

III. Housing Stock & Neighborhood Characteristics

Prior to 1970, Emeryville's residential areas were characterized largely by single-family homes and small apartment buildings, mainly located in the historic eastern neighborhoods. In the 1970s and early 80s, the City's housing stock grew significantly with the construction of Pacific Park Plaza and the Watergate condominiums. Together, these two complexes comprise 1,830 units, or 46 percent of the City's current housing stock. Today, Emeryville has a variety of housing types, from high-rise condominiums to medium-density mixed use complexes to live /work lofts.

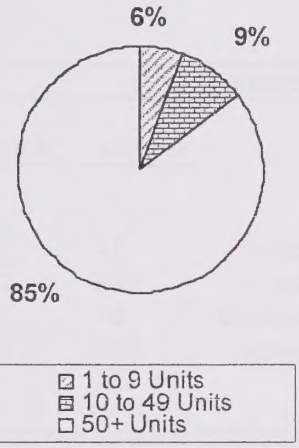
Map 1 in the main body of the Housing Element displays Emeryville's distinct residential neighborhoods. As shown, the City's major residential areas are concentrated in the North Bay Front and Peninsula, and in the North End and Triangle neighborhoods. In addition, there are a large a number of live/work and other mixed use developments scattered throughout the eastern and southeastern portions of the City.

Housing Stock by Units per Structure

Emeryville's housing stock consists mainly of large multifamily complexes concentrated in the western and southeastern part of the City, and smaller apartment complexes and single family detached units concentrated in the neighborhoods east of Hollis Street. Overall, the 1990 census reported that 56.7 percent of the City's housing units were in buildings with over 50 units, while fewer than 10 percent were single family detached units.

Since 1990, the City's housing stock has become even more heavily concentrated in buildings over 50 units. As shown in Figure 2, 84.9 percent of the units built in Emeryville over the past decade have been in large complexes of over 50 units.

Figure 2: Housing Stock Added 1990-1999



Source: City of Emeryville.

Rooms Per Unit & Overcrowding

Consistent with the its low average household size and small percentage of family households, housing units in Emeryville tend to be quite small. Housing units with fewer than two bedrooms have historically predominated throughout the City, and since 1990 private construction has continued to emphasize smaller units, increasing the percentage of lofts and decreasing the percentage of one-bedroom units. Approximately an eighth (14%) of all new units added since 1990 have three bedrooms.

Overcrowding – defined as one or more persons per room excluding kitchens and bathrooms - was a problem for 6.9 percent of all Emeryville households.

As displayed below in Table A-6, only 3.7 percent of ownership households were either overcrowded or severely overcrowded in 1990. In comparison, 2.8 percent of renter units were somewhat overcrowded and 6.0 percent were severely overcrowded.

Table A-6: Overcrowding, 1990

	Owner	Renter	Total
# Overcrowded Units(a)	14	57	71
% Overcrowded Units	1.2%	2.8%	2.2%
# Severely Overcrowded(b)	31	121	152
% Severely Overcrowded	2.6%	6.0%	4.7%
Total # Overcrowded	45	178	223
Total % Overcrowded	3.7%	8.8%	6.9%

Notes: (a) Overcrowded housing units defined as those with 1.01 to 1.5 persons per room.
(b) Severely overcrowded units defined as those with 1.51 or more persons per room.
Source: 1990 US Census, STF1A.

Residential Densities

Table A-7 displays average residential densities in the City of Emeryville as of September 1999. With a total of 119.3 gross residential acres, the City's average residential density is 37.5 dwelling units to the acre. The western portion of the city is the most densely developed area while the southeast has the lowest average residential densities.

Table A-7: Emeryville Residential Densities 1999

Area	Units (a)	Gross Residential Acres(b)	Units/ Acre
City	4,478	119.3	37.5
Northeast	531	20.7	25.7
Southeast	1,150	54.7	21.0
West	2,797	43.9	63.7

Source: City of Emeryville, 1999.
Notes:
(a) Totals may not match DOF estimates due to independent data collection methods.
(b) Lot area plus internal streets.

Table A-8 further profiles residential densities in Emeryville by listing units per gross acre for major housing developments and residential neighborhoods. As shown, densities vary from 140 units/acre for Pacific Park Plaza to 12 units/acre for the Horton-Holden Lofts.

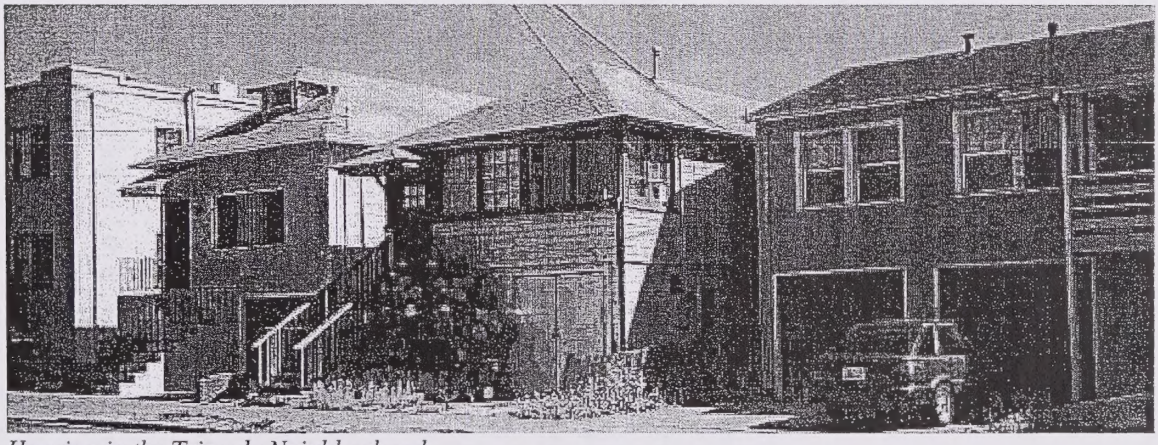
Table A-8: Residential Densities, 1999

Neighborhood or Complex	Units/ Gross Acre(a)
Pacific Park Plaza & Christie Commons	140
Emery Bay Club & Apartments	71
Watergate Condominiums	64
Bridgecourt Apartments	31
North of Powell Doyle-Vallejo	30
Triangle	22
Powell-53rd	18
Emery Bay Village	17
Horton-Holden Live/Work Buildings	12

Source: City of Emeryville Planning Department, 1999.
Notes: (a) Gross acre includes lot area plus public or private internal streets.

Housing Conditions

Table A-9 on the following page displays housing conditions in Emeryville's historic North End and Triangle neighborhoods as of September 1999. A walking survey identified most of the housing as in good to fair condition. About half of the buildings require minor repairs involving new paint, trash removal or security bars that open from the inside. Some units appear to need new roofs, and a few require repairs or maintenance on porches, stairs, windows, doors or trash removal. About 50 to 60 buildings (8 percent) appear to have major problems.



Housing in the Triangle Neighborhood

Table A-9: Emeryville Housing Conditions Survey, Older Neighborhoods

Buildings				Maintenance or Repairs Needed by Building Component (Number and Percentage Of Buildings Needing Work)							Level of Deterioration (Of Buildings Needing Work)			
Neighborhood	Buildings Surveyed	Number Need Work	Percent Need Work	Roof	Porches & Stairs	Paint/Exter. Surfaces	Windows	Doors	Trash	Security Bars	Minor	Moderate	Substantial	Dilapidated
North of 47th	197	102	52%	23	12	70	9	5	12	22	73	22	5	2
				23%	12%	69%	9%	5%	12%	22%	72%	22%	5%	2%
Triangle	254	148	58%	33	14	51	4	7	6	52	121	26	0	1
				22%	9%	34%	3%	5%	4%	35%	82%	18%	0%	1%
Total	451	250	55%	56	26	121	13	12	18	74	194	48	5	3
				22%	10%	48%	5%	5%	7%	30%	78%	19%	2%	1%

Dwelling Units				Maintenance or Repairs Needed by Building Component (Number and Percentage Of Units Needing Work)							Level of Deterioration (Of Units Needing Work)			
Neighborhood	Units Surveyed	Number Need Work	Percent Need Work	Roof	Porches & Stairs	Paint/Exter. Surfaces	Windows	Doors	Trash	Security Bars	Minor	Moderate	Substantial	Dilapidated
North of 47th	396	204	52%	34	20	131	12	11	23	52	142	49	11	2
				17%	10%	64%	6%	5%	11%	25%	70%	24%	5%	1%
Triangle	587	348	59%	55	22	122	7	10	11	87	295	50	0	3
				16%	6%	35%	2%	3%	3%	25%	85%	14%	0%	1%
Total	983	552	56%	89	42	253	19	21	34	139	437	99	11	5
				16%	8%	46%	3%	4%	6%	25%	79%	18%	2%	1%

Source: City of Emeryville Planning Department, 1999

Notes:
Minor: 1-3 minor problems; Moderate: 4+ minor problems or 1 major problem;
Substantial: 2+ major problems or 5+ minor problems; dilapidated: uninhabitable

IV. Housing Tenure

As indicated by the 2000 census, Emeryville had a markedly low percentage of owners versus renter households compared to the County. Over the past ten years, however, the City's owner tenure rate has decreased only slightly as conditions in the local real estate market have improved. Moreover, the City's First Time Homebuyer Program, initiated in 1990, has extended over 190 low interest loans to eligible low and moderate income households to make homeownership opportunities available to all segments of the Emeryville community.

Tenure by Race of Householder

As of the 1990 census, housing tenure varied significantly by race and ethnicity in Emeryville. While over 40 percent of Latino and White households in the City owned their homes in 1990, only 23 percent of African -American households and 35 percent of Asian households were owners.

Table A-10: Tenure by Race and Ethnicity, 1990

	Owner	Renter
Number of Households		
White	813	1,083
Black	132	443
Native American	7	19
Asian or Pacific Islander	168	312
Hispanic	81	102
Other	11	56
Total	1,212	2,015
Percentage of Households by Race by Tenure		
White Households	42.9%	57.1%
Black Households	23.0%	77.0%
Native American	26.9%	73.1%
Asian or Pacific islander	35.0%	65.0%
Hispanic	44.3%	55.7%
Other	16.4%	83.6%
All Households	37.6%	62.4%

Source: 1990 US Census, STF3A.

Table A-11: Household Tenure by Age of Householder, 1990

	Owner	Renter
Number of Households by Age Group		
15 to 24	34	233
25 to 34	183	693
35 to 44	289	563
45 to 54	247	238
55 to 64	197	185
65 to 74	203	51
75 & Over	59	52
Total	1,212	2,015
% Households by Age and Tenure		
15 to 24	12.7%	87.3%
25 to 34	20.9%	79.1%
35 to 44	33.9%	66.1%
45 to 54	50.9%	49.1%
55 to 64	51.6%	48.4%
65 to 74	79.9%	20.1%
75 & Over	53.2%	46.8%
Total	37.6%	62.4%

Source: 1990 US Census, STF3A.

Tenure by Age of Householder

In general, rates of homeownership rise with the age of the householder, and Emeryville is no exception to this rule. As reported by the 1990 Census, the households with the highest rates of homeownership were those with householders over the age of 45. Of the 365 households with senior householders, 262 (72%) owned their homes and 103 (28%) rented.

Tenure by Household Size

In 1990, 29 (27%) of Emeryville's 108 large households owned their homes, as shown in Table A-12. Large households are those with five or more members. Ownership rates range from 21% to 40% for various households sizes, with the higher rates for the smallest and largest household sizes.

Tenure by Age of Structure

Table A-13 provides an estimate of household tenure by building age based on the 1990 Census and current City records. As shown, 42.8 percent of all owner households live in units constructed between 1970 and 1979, as compared to only 19.8 percent of renter households. Owner households are also heavily concentrated in dwelling units constructed from 1980 onward. Renter

Table A-12: Tenure by Persons in Unit

Number of Units by Number of Persons

	Owner	Renter
1 person	674	1029
2 persons	393	600
3 persons	72	199
4 persons	44	108
5 persons	12	45
6 persons	11	24
7 or more persons	6	10
Total	1,212	2,015

% of Units by Number of Persons

	Owner	Renter
1 person	39.6%	60.4%
2 persons	39.6%	60.4%
3 persons	26.6%	73.4%
4 persons	28.9%	71.1%
5 persons	21.1%	78.9%
6 persons	31.4%	68.6%
7 or more persons	37.5%	62.5%
Total	37.6%	62.4%

Source: 1990 Census, STF3A.

Table A-13: Tenure by Year Structure Built

Number of Units by Tenure Type

Time Frame	Owner	Renter
April 1990 to September 1999(a)	212	558
1989 to March 1990	0	21
1985 to 1988	105	373
1980 to 1984	195	205
1970 to 1979	610	509
1960 to 1969	73	201
1950 to 1959	65	135
1940 to 1949	57	115
1939 or Earlier	107	456
Total	1,424	2,573

Percentage of Units by Tenure Type

Time Frame	Owner	Renter
April 1990 to September 1999(a)	14.9%	21.7%
1989 to 3/1990	0.0%	0.8%
1985 to 1988	7.4%	14.5%
1980 to 1984	13.7%	8.0%
1970 to 1979	42.8%	19.8%
1960 to 1969	5.1%	7.8%
1950 to 1959	4.6%	5.2%
1940 to 1949	4.0%	4.5%
1939 or Earlier	7.5%	17.7%
Total	100.0%	100.0%

Notes: (a) Includes all units built in Emeryville from 4/90 through 9/99; tenure split is city estimate.
Sources: 1990 US Census, STF3A; City of Emeryville Economic Development and Housing Dept.

households, conversely, tend to live in a broader range of housing vintages, including both newer apartment buildings and single-family homes constructed before 1939.

V. Housing Market & Income Related to Housing Costs

According to the 1990 census, the average vacancy rate for all housing units in the City of Emeryville hovered near 11 percent, over twice the rate reported for Alameda County. Although the State Department of Finance still relies on these vacancy figures in estimating the number of occupied housing units in the City, vacancy rates have clearly fallen since the 1990 census. The 2000 census reports that Emeryville's average vacancy rate was 7 percent compared to 3.1 percent for Alameda County. From the mid-1990s onward, Emeryville's housing market has tightened significantly in line with increasing market demand for both rental and ownership units. At the same time, many formerly vacant units have been renovated and returned to productive use. Relying mainly on private data sources and in-house market research, this section provides a brief profile of the current residential market in Emeryville, along with an estimation of housing affordability for different income groups.

Rental Housing

Table A-14 profiles Emeryville's multifamily housing market based on data collected by RealFacts in September of 1999. In the four large apartment complexes surveyed by RealFacts, average rental rates ranged from $959 for a studio unit to $1,715 for a three-bedroom unit. The average occupancy rate at these complexes was over 99 percent.

Table A-14: Multifamily Rental Market

Floor Plan	Total Units	Avg. Sq. Ft.	Avg. Rent	Rent/ Sq. Ft.
Studio	276	515	$959	$1.86
1 BR/1 BA	388	789	$1,193	$1.51
2 BR/2 BA	141	982	$1,543	$1.57
3 BR/2 BA	122	1,230	$1,715	$1.39
Total	927			
Average Occupancy Rate			99.4%	

Note: Does not include income restricted units the Affordable Housing Set Aside Ordinance.
Source: Real Facts, 1999.

Table A-15: Sale Prices 1/01 - 8/01

Condominiums	
High	$728,000
Median	$277,500
Low	$55,000
Single Family Homes	
High	$295,000
Median	$242,000
Low	$166,000

Sources: MetroScan, 2001; City of Emeryville Department of Economic Development and Housing.

Ownership Housing

Table A-15 displays high, median and low condominium and single family home prices in Emeryville based on full and verified sales recorded between January of 2001 and August of 2001. Over 95 percent of the sales recorded were for units in multi-family developments, making Emeryville unique in all of the Bay Area. The highest condominium or loft price recorded was $728,000 while the highest detached home price was $295,000. Median sale prices were $277,500 for condominiums and $242,500 for single family homes.

Housing Cost Burden

According to the standard HUD definition of excessive housing costs, if a household pays more than 30 percent of its monthly income on housing expenses it is considered burdened. For higher income households, this percentage is sometimes adjusted to 35 percent. Using these standards, data from the 1990 Census suggests that housing cost burdens for renters and owners in Emeryville are lower than in Alameda County as whole.

A closer examination of the data, however, reveals major difference in average cost burdens across income groups. Table A-16 presents the percentage of cost burdened households in Emeryville by income group in 1990. As shown, 39.4 percent of all renter households in the City and 14 percent of all homeowner households were cost burdened in 1990. Less than 5 percent of moderate and above moderate-income renter households and less than 15 percent of moderate and above moderate homeowner households were cost burdened. The percentage of low, very-low and extremely-low income households with a cost burden was, not surprisingly, much higher.

Housing Costs Related to Income. As described above, current residential market conditions are driving rents and prices up, and vacancy rates down. This trend suggests that housing cost burdens may have increased substantially for many households in Emeryville since 1990. Given the current market-rate

Table A-16: Cost Burden by Income Group

Household Type	% Renters with Cost Burden	% Homeowners with Cost Burden
Extremely Low Income (0-30% AMI)	77.1%	100%
Very-Low Income (31-50% AMI)	81.8%	0%
Low Income (51-80% AMI)	57.5%	9.1%
Moderate Income (81-120% AMI)	3.4%	13.8%
Above Moderate	2.8%	13.7%
All Households	39.4%	14.0%

Source: 1990 US Census, STF3A.
Note: Cost burden is rent or housing costs more than 30% of income.

housing costs described in Tables A-14 and A-15 above, low and very-low income households face tremendous difficulties in finding units affordable at a reasonable cost relative to income.

Table A-17 profiles selected occupations by income category to provide a measure of the monthly housing expenses that typical Emeryville workers and their families can afford.

Units by Affordability Level

To address the needs of moderate, low and very low-income households, the City of Emeryville has been active in promoting housing developments affordable to a broad range of income groups. Table A-18 displays housing unit production in the City of Emeryville between 1990 and 1998 segmented by affordability level. As shown, the City added 663 units between 1990 and 1998, more than half of which are permanently affordable to very-low, low and moderate income households. There are currently over 1,000 units in the development pipeline: the 102 unit Andante mixed-use project on San Pablo Avenue; the 50 unit Oliver Lofts Condo development on 65th Street; the 101 unit Terraces at Emery Station development; the 102 unit Promenade project on San Pablo Avenue; and a variety of other projects.

Table A-17: Representative Occupational Wages and Housing Expenses

Profession	Average Annual Wage	Percent of Area Median Income (a)	Maximum Affordable Housing Expense (b)
Moderate Income Occupations (up to $70,950 per year for a family of 3)			
Computer Support Specialists	$48,400	82%	$1,412
Special Education Teachers	$47,620	81%	$1,389
Physician Assistants	$53,730	91%	$1,567
Urban and Regional Planners	$54,200	92%	$1,581
Low Income Occupations (Up to $43,000 per year for a family of 3)			
Construction Trades Workers	$42,430	72%	$1,061
Electronic Engineering Technicians	$39,110	66%	$978
Legal Secretaries	$36,280	61%	$907
Kindergarten Teachers	$35,120	59%	$878
Very-Low Income Occupations (Up to $29,550 for a family of 3)			
Travel Agents	$23,650	40%	$591
Bus Drivers	$23,120	39%	$578
Retail Salespersons	$19,910	34%	$498
Cashiers	$19,190	32%	$480

Notes:
(a) Assumes one wage earner per family of three.
(b) Maximum monthly housing expense defined as 35% of total income for moderate income households and 30% of total income for low and very-low income households.
(c) Incomes based on 1999 HUD income limits for Alameda County

Source: CA EDD Occupational Employment Statistics for the Oakland Primary Metropolitan Statistical Area, 1999.

Table A-18: Housing Production 1990-1998		
Target Income Group	Units Built	Units in Pipeline
Very Low	147	154
Low	134	77
Moderate	173	161
Above Moderate	209	603
Total	663	995
Demolished	-35	
Net Change	628	

Source: City of Emeryville, Department of Economic Development & Housing, 2000.

Section 8

For low income working households, Section 8 vouchers or certificates often represent one of the few options for attaining affordable housing. According the Alameda County Housing and Community Development Department, there were 99 households with vouchers or certificates renting units in Emeryville at the end of 1999. Unfortunately, many units rented to families with Section 8 certificates or vouchers are at risk of conversion to market rate housing due to escalating real estate values. The 99 households currently receiving Section 8 assistance, thus, may form a significant source of demand for new affordable units constructed in Emeryville over the next six years.

VI. Special Needs Populations

This section describes groups in the City of Emeryville with a range of housing and supportive services needs, including the elderly, children, persons with various types of disabilities, persons with AIDS, and the homeless.

Families with Children

According to the 1990 Census, only 12.6 percent of all households in Emeryville had children under the age of 18, but recent data from the Census Current Population Survey indicates that those households with children in Emeryville may experience a significant rate of poverty. Based on data collected at the school district level, Table A-19 below provides a comparison of child poverty in the Emery Unified School District and

Table A-19: Poverty Estimates for Children In Northern Alameda County School Districts					
	Population 1995	Children 5-17	Percent Children	Poor Children 5-17	Percent Poor Children
Albany School District	17,307	2,664	15.4%	185	6.9%
Berkeley School District	108,668	11,465	10.6%	1,753	15.3%
Emery Unified School District	*6,077*	*551*	*9.1%*	*146*	*26.5%*
Oakland School District	394,162	72,194	18.3%	23,799	33.0%

Source: US Census Bureau Small Area Income and Poverty Estimates, 4/99.
Notes:
(a) Poverty Defined by US Census according to varying income thresholds by household size and number of children. A family of four with two children was considered poor in 1995 if it had an annual income of $15,455 or less.
(b) Based on data collected for the purpose of distributing grants and other federal funds to local school districts.

three other Alameda County school districts. Out of a total of 551 school age children in the Emeryville Unified Scholl District in 1995, 146 (26.5 percent) lived in families with incomes below the federally defined poverty threshold. This compares to 33 percent in the Oakland School District, 15.3 percent in the Berkeley Unified Schools and 6.9 percent in the Albany School District.

Single Parent Families

State housing element law considers single mothers to have special needs. Single mothers often rely on one income to meet all household expenses, and, on average, women earn less than men in similar occupations. The 1990 Census identified 208 single-mother households in Emeryville. As indicated above in Table A-2, while only 6.5 percent of all Emeryville's households were headed by a single mother in 1990, most families with children in the City were single-parent families. If single parent families make up a similar share of Emeryville's current household population, there are approximately 488 single mother households in the City at present. As illustrated above in Table A-16, these households may often experience a significant housing affordability gap.

In addition to facing significant economic problems, single mother families are often vulnerable to displacement due to domestic violence. According to the Alameda County Homeless Continuum of Care Plan, assistance is available for only 10 percent of these families. Moreover, at present Emeryville offers no facilities or programs for these families.

Large Families

The State also considers families with five or more members to have special housing needs - i.e., the need for affordable dwelling units with three or more bedrooms. According to the 2000 Census, only 3 percent of Emeryville households had five or more members whereas in 1998 approximately 9 percent of housing units had three or more bedrooms. As the housing market tightens, however, Emeryville's large family households may begin to face increasing difficulties in finding adequately sized units at affordable costs. It is also important to note the 2000 Census data for the adjacent City of Oakland, which showed that 19,891 people lived in families with five or more members. This constituted 13.2 percent of Oakland's population. This data demonstrates the need for large- family housing units within the region.

Elderly People

As of the 1990 Census, slightly fewer than nine percent of all Emeryville residents were 65 and over. Over the past two decades, however, Emeryville's senior population has been growing, with the age 75 and over cohorts experiencing the most rapid increases. According to the Census, more than 60 percent of these seniors lived on fixed incomes in 1990. For those seniors aging in place on fixed incomes, housing costs may rapidly be accelerating beyond their means.

In the 1994 report *Planning for Tomorrow*, the Alameda County Needs Assessment Oversight Committee documented that the overriding need of Alameda County seniors is to maintain independence during periods of illness or physical limitation. Within this overarching theme, the following priority needs were identified for seniors in northern Alameda County:

- Basic Needs such as Food, Housing and Income Assistance
- Individual/Community Safety
- In-Home Assistance
- Caregiver Support

As with seniors throughout the County, many Emeryville seniors have expressed their desire for a broader range of care options either in their current home, or at facilities close to home[ii]. No licensed residential care facilities for the elderly exist in the City of Emeryville at present. This means that as the City's senior population require assistance with activities of daily living such as bathing or grooming, they must look outside of their community to find the appropriate level of care.

Disabled People

Disabled households (either elder or non-elderly) include households that have members who are disabled because of a physical handicap or because of mental illness. In general, persons with disabilities have lower incomes, especially in those cases where the disability limits the ability to hold a job. Moreover, disabled people often experience significant barriers to finding adequate housing due to physical or structural obstacles.

According to the 1990 US Census, 5.1 percent of Emeryville residents experienced some form of mobility impairment or difficulty performing an activity of daily living. Assuming that this proportion still holds, there are approximately 380 disabled Emeryville residents who may require some form of housing assistance. About a quarter of adult males are veterans; this proportion of disabled men are probably veterans as well.

Persons with HIV/AIDS

As with the elderly and disabled, people with HIV and AIDS often encounter significant housing problems, either due to limited incomes, or to the structural capacity of the housing supply to accommodate their physical needs.

Table A-20 presents data from 1998 on the number of people with AIDS living in Emeryville. As shown, there were 52 AIDS cases reported in Emeryville in 1998, the vast majority individuals over the age of 30. Assuming that 6 of these people live in the recently built Baybridge Apartments supportive housing project, there may be a remaining need for as many as 46 additional service-enriched units over the long term.

The 1995 Alameda County Multi-Year AIDS Housing plan reported that people with AIDS spent an average of $84 a month on medical care. After accounting for housing costs, this scenario left a typical person with AIDS in Alameda

Table A-20: AIDS Cases in Emeryville, 1998

Age Group	# Cases	% Cases
Under 5	0	0.0%
5 to 12	0	0.0%
13 to 19	0	0.0%
20 to 29	8	15.4%
30 to 39	24	46.2%
40 to 49	15	28.8%
50 and Over	5	9.6%
Total	52	100.0%

Source: Alameda County Health Services Department, 1999.

County a deficit of $257 a month in 1995. As one focus group participant said "if you only get $600 from SSI you can't afford to pay $500 in rent." Forty-eight percent of the respondents to the Multi-Year Plan survey said that they would become homeless without some form of supportive housing or ongoing financial assistance in addition to Supplemental Security Income (SSI).

Public Benefits Recipients

According to the Alameda County Social Services Agency, the distribution of public benefits recipients in Emeryville was as follows for the third quarter of 1999: 75 Calworks recipients; 251 medical only recipients; 135 food stamps recipients; and 17 General Assistance recipients. Based on these figures, the percentage of public benefits recipients in the City appears exactly in line with the City's current share of Alameda County's population.

Homelessness

The emergency shelter nearest to Emeryville is the Berkeley Emergency Food and Housing Project (BEFHP). It serves an average of 10 clients from Emeryville, with quarterly averages ranging from 5 to 16 in 1999 and 2000. This number is a likely reflection of the number of homeless people in Emeryville. Most general-purpose homeless shelters in the area have at least 30 beds. Emeryville does not have a large enough homeless population to support an efficient homeless shelter. Therefore, Emeryville contributes to BEFHP's operating budget, in order to cover the cost of providing shelter to homeless people from Emeryville.

Agricultural Workers

Some 60 Emeryville residents work in fishing, quarrying, plant nurseries, or small back yard gardens selling to restaurants. Some of these citizens may have lower-than-average incomes. In this urban city by the Bay, the housing needs of this group can be met by affordable housing anywhere in the city.

Teachers and Police Officers

Well qualified, locally resident public school teachers, police officers and fire fighters are essential to the well-being of the City as a whole. However, due to the low and moderate incomes of teachers and the moderate incomes of public service officers, these Emeryville public employees are being priced out of the Bay Area housing market.

Artists

Emeryville has had a long history of being a haven for local artists and craftspeople. However, due to their low and moderate incomes, Emeryville's artistic community is being threatened by a skyrocketing real estate market.

Special Needs Summary

Table 21 provides current estimates of various special needs populations in Emeryville. Inasmuch as these estimates rely partially on the 1990 Census, they may over- or underestimate the actual population of certain groups. Seniors over the age of 65, for instance, likely represent a larger proportion of Emeryville's population at present than in 1990. Nonetheless, until the completion of the 2000 Census, the estimates provided in Table 21 can serve as one general measure of the number of people and households in the city with special housing needs.

Approximately a quarter of the large family households own their homes, as do about four-fifths of the elderly households, as shown in Table A-11 and Table A-12.

Table 21: Special Needs Groups Estimates, 2000

Group	% Households/ Persons	# Households/ Persons
Households with Children (a)	12.6%	945
Single Mother Households (a)	6.5%	488
Large Family Households (a)	3.3%	248
Seniors 65+ (a)	10.6%	795
Persons with AIDS (b)	0.7%	52
Disabled Persons (c)	5.1%	383

Sources: ABAG, Projections 2000; US Census, STF 3A; City of Emeryville; County of Alameda Public Health Department.

Notes:

(a) Percentage based on data from 1990 census; numerical estimate of special needs group derived by applying 1990 percentage to current population estimate from ABAG.

(b) From 1998 AIDS Epidemeology Report.

(c) Estimate based on 1990 percentage of persons with mobility or self-care limitations, including seniors and children.

VII. ECONOMIC CONDITIONS

Long a center of heavy industry, Emeryville's economic base has been transformed over the past decade as the City has become a center for high-technology companies, retail uses, and flexible office space. The City is also home to a large community of artisans and independent entrepreneurs who contribute to a lively and innovative economic climate. In general, economic conditions in the City are stronger than they have been at any other point in the last two decades.

Employment and Unemployment

According to the State Department of Employment Development, only 3.9 percent of Emeryville's labor force was unemployed in July of 1999 compared to nearly six percent in July of 1995. Moreover, Emeryville has become a major engine of economic growth for all of northern Alameda County. Emeryville's employment grew 34% from 14,390 in 1990 to 19,300 in 2000. As shown below in Table 22, ABAG projects that Emeryville's share of Alameda County's total employment base will grow to 2.5 percent by the year 2000.

Jobs Housing Balance

As a major employment center for the East Bay, Emeryville has a relatively high ratio of jobs to housing units. Table A-23 estimates the City's current jobs housing balance compared to Alameda County. As displayed, Emeryville has an estimated 4.36 jobs per resident compared to 1.37 jobs per resident in the County.

Table A-22: Total Jobs by Industry

	Alameda County		Emeryville		Emeryville as
	#	%	#	%	% of County
Agriculture and Mining	3,450	0.5%	60	0.3%	1.7%
Manufacturing and Wholesale	147,810	20.4%	6,070	31.5%	4.1%
Retail	115,710	15.9%	2,820	14.6%	2.4%
Service	277,070	38.2%	7,190	37.3%	2.6%
Other	181,750	25.0%	3,160	16.4%	1.7%
Total	725,790	100.0%	19,300	100.0%	2.7%

Source: ABAG *Projections 2000*.

Table A-23: Jobs Housing Balance, 2000

	Emeryville	Alameda County
Employed Residents 2000	4,600	694,600
Total Jobs 2000	19,300	725,790
Total Housing Units 2000	4,431	531,166
Jobs/Housing Unit	4.36	1.37

Sources: CA EDD, 1999; ABAG Projections 2000; City of Emeryville, 2000.

At the same time that Emeryville has a high proportion of jobs to residents, the City is also among the most aggressive in Alameda County in pursuing new housing development. Table A-24

shows that for every housing unit occupied in the city between 2000 and 2005, 1.16 new residents will be added; this compares to one housing unit per every 5.06 new residents in the County over the same time frame.

Table A-24: Population Growth vs. Housing Unit Growth

	Projected Population Growth 00-05	Projected Occupied Housing Unit Growth 00-05	Ratio of Population to Housing Growth
Emeryville (a)	1,100	995	1.11
Alameda County (b)	110,500	21,820	5.06

Sources: ABAG, *Projections 2000;* City of Emeryville.
Notes: (a) Occupied housing units represent planned and proposed units minus a 5 percent vacancy rate.
(b) Occupied housing units represent projected number of new households in Alameda County from 2000 to 2005.

VIII. SUMMARY

As Emeryville makes the transition from an industrial City to a community at the leading edge of mixed-use infill development, the City's residential areas are undergoing significant changes. The City's neighborhoods - long stable enclaves of affordable rental and ownership housing - are now increasingly subject to the same rapidly escalating rent and price levels affecting the rest of the Bay Area. The City is diverse, growing, and increasingly prosperous, but a significant number of school age children live in poverty. At the same time, seniors, the disabled, and others with constrained resources often face mounting housing costs and limited service or care options. These facts and others suggest that Emeryville faces the challenge of crafting policies that continue to support revitalization, while also preserving the ability of those with limited resources to maintain a place in the community.

To conclude, the following points highlight some of the most significant findings of this analysis relating to housing policy:

Population and Households

- Emeryville is in a period of unprecedented population growth.
- Average household sizes in the City are low overall, but are gradually increasing.
- The City has a large proportion of non-family households and families without children.
- A majority of Emeryville families with children are headed by a single parent.

Income and Tenure

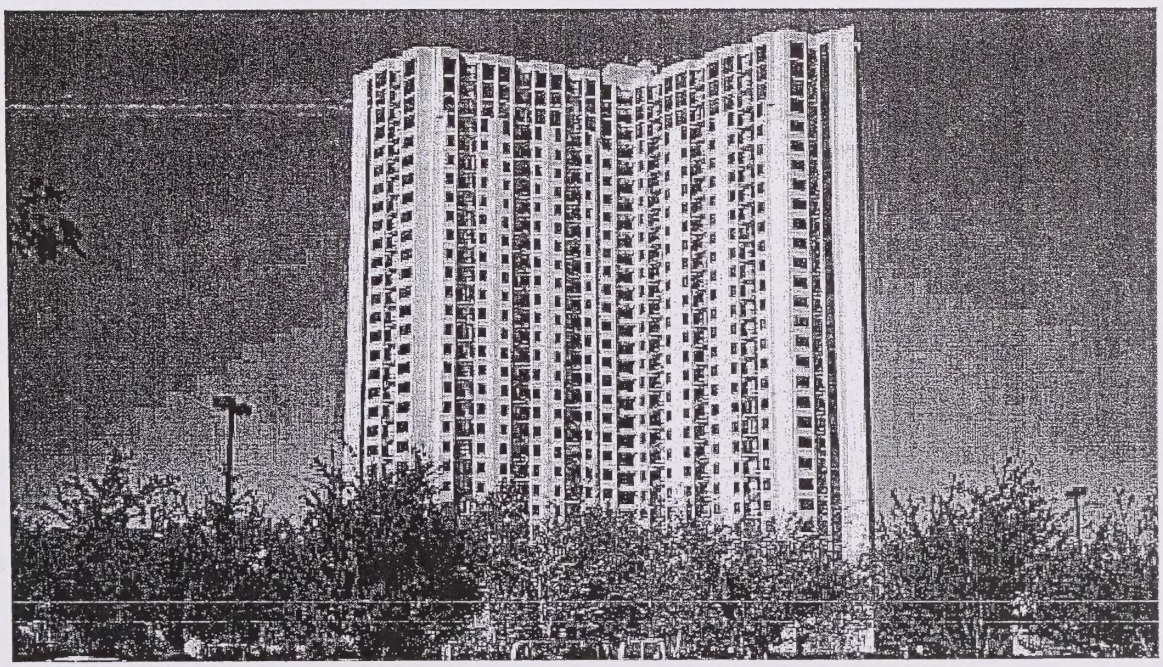
- Household incomes are, on average, lower than in the County as a whole, but are increasing compared to neighboring cities.
- Housing cost burdens in the City are high for most low-income households.

- Renter households predominate throughout the City.
- Homeownership rates vary dramatically by race and ethnicity with African-Americans having the lowest ownership rates and Hispanics the highest.

Housing Stock

- Emeryville's housing stock is increasingly concentrated in large multifamily developments of greater than 50 units.
- Over half of new units are lofts, studios or 1-bedroom units.
- Half of the units in the historic neighborhoods require some repairs, and some are seriously dilapidated.

APPENDIX B:
HOUSING RESOURCES AND CONSTRAINTS
REFERENCE TABLES



Pacific Park Plaza

TABLE OF CONTENTS

Table B-1. Residential Development Standards by Zoning District.....B-1

Table B-2. Residential Development Standards That Apply City-Wide.....B-2

Table B-3. Housing Projects Completed or Approved Since January 1999.....B-3

Table B-4. Fee Schedule, Emeryville Planning Division.....B-4

Table B-5. Fee Schedule, Emeryville Building Division B-9

Table B-6. Traffic and School Fees.....B-11

Table B-7. Housing Developers.....B-12

Table B-8. Inventory of Housing Units with Restrictions on Affordability.....B-14

Figure B-1. Emery-Go-Round Guide and Schedule B-15

Map B-1. Zoning Districts.....B-19

Map B-2. Height Limits.....B-20

Map B-3. Building Intensity.....B-21

Table B-1. Residential Development Standards by Zoning District

Zoning District	Residential Uses (a)		Density		FAR (b)	Yards			Height (b)	
	Permitted By Right	Conditionally Permitted	By Right	Use Permit	(Live/Work, Multiple Use)	Front	Side	Rear	By Right	Use Permit
			(per gross acre)			(feet)			(feet)	
R-M	Single-family Two-family Townhouse	Multi-family Second Unit Mobile Home	20	45	0.5, 1.3	10	3	15	30 40	55
R-H	Single-family Two-family Townhouse	Multi-family Second Unit Group Moblie Home	45	108	1.5, 2.0	5	3	15	55 95	80
M-U	None	Two-family Multi-family	45	60	1.5, 2.0	0	0	0	30 40 55 95	 55 80 175
C-G	None	Multi-family	(c)		0.5, 0.7, 1.0, 1.5	0	0	0	30 40 55 95	 55 80 175
I-L	None	Multi-family Townhouse	(c)		0.5, 0.7	0	0	0	30 40 55	 55 80
I-G	None	None	(c)		0.5, 0.7	0	0	0	40	55

Notes:

(a) Live-work is allowed in all districts (except Open Space and Shoreline Management). It is not considered a residential use for purposes of density calculations.

(b) Floor area ratios (FAR) and height limits are shown on the Building Intensity and Building Heights Maps. They do not correspond to Zoning District boundaries.

(c) The Zoning Ordinance is silent on residential densities in commercial and industrial zones. The General Plan sets the density at 45 units per gross acre, except in selected locations where high density development exists or can be accommodated in accordance with City policy.

Table B-2. Residential Development Standards That Apply City-Wide

Type of Standard	Residential Uses	Live/Work
Unit Size	500 sq. ft. minimum	750 to 2,000 sq. ft.
Open Space	No standard	36 sq. ft./unit, including recreation or community rooms, rooftop gardens, porches, etc.
Parking	Single-family: 2 covered spaces/unit 2- and Multi-family: Studio, 1 BR: 1 space/unit 2 or more BR: 1.5 spaces/unit 5 units or more: 1 space/4 units for guests	1.5 spaces/unit or 1,000 sq. ft., whichever is greater Plus 1 loading space/50,000 sq. ft.

Table B-3. Housing Projects Completed or Approved Since January 1999

Project Name	Total Units*	Very Low	Low	Mod-erate	Mar-ket	Acres	Density	Zoning District	Map Height Limit	CUP Height Limit
Completed in 1999										
Emeryville Warehouse Lofts	135	0	2	24	109	4.0	34	I-L	40	55
Completed in 2000										
Avalon Senior Apartments	67	66	0	0	1	0.9	74	C-G	40	55
Gateway Commons Townhouses	8	0	3	5	0	0.3	24	C-G	40	55
Dollar Lofts	20	0	0	0	20	0.5	43	M-U	30	
Approved - Construction 2000-2003										
Oliver Lofts	50	0	5	5	40	1.3	38	I-L	40	55
Emery Bay Lofts (Christie Av Condos)	62	0	0	12	50	0.6	102	M-U	40	55
Terraces at Emery Station	101	0	10	10	81	2.0	51	M-U	55	80
Remar Bakery (46th St.) Lofts	41	0	0	8	33	1.3	32	R-M	30	
Promenade Townhouses (SPA MU)	102	0	0	20	82	4.7	22	PUD		40
South Bayfront Town Center	350	0	35	35	280	8.0	44	PUD		80
Ocean Avenue Lofts	6	0	0	0	6	0.1	43	R-M	30	
Adeline Second Unit	1	0	0	0	1	0.1	20	R-M	30	
Beaudry Street Townhouses	4	0	0	0	4	0.1	35	R-M	30	
Key Route Lofts	17	0	0	0	17	0.3	52	C-G	30	
46th Street Lofts (Flecto)	45	0	3	6	36	0.6	80	R-M	30	
OLofts2	5	0	0	0	5	0.2	33	R-M	30	
Green City Lofts	31	0	0	6	25	1.0	31	R-M	30	
Andante Apartments (King Midas)	102	0	10	10	82	1.8	57	C-G	40	55
Doyle St Townhouses, Sunrise Site	26	0	0	1	25	0.5	50	R-M	30	
Liquid Sugar Housing	55	0	0	11	44	1.3	42	I-L	40	55
TOTAL 1999-2002	**1228**	**66**	**68**	**153**	**941**	**29.6**	**41**			

* in Emeryville

Source: City of Emeryville, 2001

Table B-4. Fee Schedule, Emeryville Planning Division

DESCRIPTION		FEE	
Publications, Document Charges			
Maps	$	5.00	
General Plan Map	$	2.50	
General Plan	$	30.00	
General Plan EIR	$	15.00	
Park Street Overlay Study	$	10.00	
Zoning Ordinance	$	30.00	
Photocopying			
Per Page	$	0.10	
Faxing, Per Page			
Within 510 and 415 Area Codes	$	0.15	
Other Area Codes	$	0.25	
Mailing			
Property Owner Mailing Lists		$75.00	Plus personnel costs in excess of one hour
Planning Fees			
General Plan Amendment		Cost	$3,000 Deposit $2,000 Minimum Charge
Rezoning		Cost	$3,000 Deposit $2,000 Minimum Charge
Specific Plan			
Deposit Required		Cost	$3,000 Deposit $2,000 Minimum Charge
At City's discretion, a proportional fee may be charged as part of a development application within an existing Specific Plan area, pursuant to CA Govt. Code Section 65456			
Planned Unit Residential Development			
Residential, non residential or mixed use Development of 50,000 Sq Ft or Less		Cost	$1,000 Minimum Charge
PUD proposed at 50,001 or more Sq Ft		Cost	$3,000 Deposit $2,000 Minimum Charge

Planning and Building
6/97

Authorized by Ordinance 99-005
Adopted June 15, 1999

DESCRIPTION	FEE	
Conditional Use Permits		
Residential, less than 3 units	$500 Flat Rate	
Residential, 4 to 10 Units	$750 Flat Rate	
Residential 11 or more units	Cost	$2,000 Minimum Charge
Non-residential Minor, less than 10,000 sq.ft or involving minimum changes to previous uses or amendments to existing minor use permits	$500	
Master use permits and amendments to master use permits	Cost	$2,000 Minimum Charge
Master Use Permit Compliance Review or administrative review of permitted uses within an overlay district.	$50 (If combined with zoning compliance Review for Business License this fee applied & no separate zoning compliance fee is required.)	
Sign Applications		
Administrative Review, including review of compliance with a master sign program or a minor change to existing sign including change of message only	$100	
Fascia signs, temporary signs, awnings or perpendicular signs	$200	
Freestanding signs, monument signs or roof mounted signs	$500	
Master sign programs	Cost	$1,000 Deposit $500 minimum
Variances		
Minor Variance: Setback encroachment, minor lot coverage exception, two or fewer parking space exception, or other minor request for variance to a development standard	$500	
Major Variance: Parking variance of three or more spaces, height, FAR, major request for a development exception	Cost	$1,000 Minimum

Planning and Building
6/97

Authorized by Ordinance 99-005
Adopted June 15, 1999

[page 3 of planning fees]

DESCRIPTION	FEE	
Design Review		
Administrative and residential less than 3 units	$200	
Minor Design Review: for all other buildings less than 10,000 sq.ft. and minor exterior remodeling of any size	$500	
Major Design Review: for all other new residential and non residential structures and renovation and remodeling involving major design and/or exterior changes	Cost	$2,000 Minimum
Subdivision/Parcel Maps or Parcel Map Waiver		
	$1,000	Base fee plus cost of any technical assistance such as engineer's review.
	and	
one to five lots/units	$50	Per Lot/Unit
six to ten lots/units	$100	Per Lot Unit
More than fifteen lots	$100	Per Lot/Unit
Certificate of Compliance	$500	

Assessment District Apportionment
required for lot configuration changes for parcels in the West Emeryville, Bay Shellmound or East Baybridge Assessment Districts.

Lot Line Adjustments/Minor Parcel Map Waivers	$	250.00	
Subdivisions/Parcel Maps (10 parcels or Less)	$	1,000.00	
Subdivisions/Parcel Maps (more than 10 parcels)	$	2,000.00	Plus $25 Per Parcel Over 20 Parcels

Planning and Building
6/97

Authorized by Ordinance 99-005
Adopted June 15, 1999

DESCRIPTION	FEE	
Environmental Review		
Initial Study	$1,000 minimum	plus actual cost of any technical assistance and staff time.
Preparation of Negative Declaration	Cost	plus actual cost of any technical assistance and staff time.
Environmental Impact Report	Cost	Actual cost including staff time.
Mitigation Monitoring Program	Cost	Actual cost including staff time.
Environmental Document Filing Fee (General)	$ 35.00 (State to Alameda County plus $10 processing fee)	Per notice
Filing Fees Required by State Department of Fish & Game		
Negative DeclarationNegative Declaration	$1,275	
Environmental Impact Report (EIR)	$875	
Administrative Fees		
Appeals		
	$ 100.00	Administrative decisions
	$ 200.00	Appeals to Council
Time Extensions (Permit Applications)		
	$100	If Granted Administratively
	One half original fee $500 maximum	If Planning Commission or City Council consideration is required
Zoning Compliance	$35	

DESCRIPTION FEE

NOTES

1) The cost of processing applications includes all direct personnel costs in all appropriate departments including Planning & Building, Economic Development and Housing Public Works, Fire and Police. Personnel costs include actual salary plus fringe benefits and indirect overhead.

2) All applications that are charged on a cost recovery basis require an initial minimum charge to be paid at the time of filing. If the costs incurred in processing an application exceed this minimum fee, the City will bill the applicant for this additional amount, except for charges that are less than $25.

3) An assessment District Apportionment is required for lot configuration changes for parcels in West Emeryville, Bay Shellmound or the East Bay Bridge Assessment Districts.

4) If more than one application is being filed, such as a conditional use permit and design review, the highest minimum charge will be required, with the applications processed concurrently at cost.

Planning and Building
6/97

Authorized by Ordinance 99-005
Adopted June 15, 1999

Table B-5.

FEE SCHEDULE
EMERYVILLE BUILDING DIVISION

(updated 1/2/98)

BUILDING PERMITS - (INCLUDES GRADING AND DEMOLITION PERMITS)

Valuation $1 -$ 50,000	1% of Valuation of all Construction Costs
$50,000 - $250,000	1% of Valuation to $50,000 Plus .75% of Valuation $50,000 -$250,000
Over $250,000	1% of Valuation to $50,000 Plus .75% of Valuation $50,000 -$250,000 Plus .50% of Valuation Over $250,000
Partial Permit -(Phased Job)	Add 25% to Each Permit After the Initial Permit

PLAN CHECK - (TO BE PAID WITH SUBMITTAL OF APPLICATION)

Initial Review Plus Review of One Resubmittal	65% of Building Permit Fee 50% for Residential Under $100,000
Additional Resubmittals and/or Changes to Approved Plans	In-House - $45 Per Hour - 1 Hour Minimum Outside Consultant - Consultant's Hourly Fee Plus 15%

ENERGY CONSERVATION - (TO BE PAID WITH SUBMITTAL OF APPLICATION)

Review of Title 24, Energy Conservation Documentation	12.5% Of Building Permit Fee (Only if Title 24 Is Required for the Project)

ELECTRICAL, PLUMBING, MECHANICAL PERMITS - (WITH BUILDING PERMIT)

(For work shown on plans submitted for a Building Permit when the equipment is required for the use and maintenance of the structure.)

Electrical	20% of Building Permit Fee
Plumbing	18% of Building Permit Fee
Mechanical	17% of Building Permit Fee
Sewer Connection Fee (Credit Given for Traps Removed)	$746 Per Dwelling Unit or $149.20 Per Trap

ELECTRICAL, PLUMBING MECHANICAL PERMITS - (NO BUILDING PERMIT)

(For work not associated with a building permit, or equipment not required for the use and maintenance of the structure.)

Electrical, Plumbing & Mechanical	1% of Contract Price
Minimum Permit Fee	$45

S.M.I.P. - (STRONG MOTION INSTRUMENTATION PROGRAM - State Mandated Fee -Charged with each Building Permit)

1 To 3 Story Residential	Valuation x 0.0001 = Fee Amount
All Other Construction	Valuation x 0.00021 = Fee Amount

GRADING, DEMOLITION AND SIGN PERMITS

Grading Permit	1% of Contract Price
Plan Review Of Grading Plans	65% of Permit Fee

MICROFILM FEES

Project Valuation to $100,000	8.5" x 14" = $.50 Per Page
Project Valuation to $100,000	Larger Than 8.5" x 14" = $1.00 Per Page
Project Valuation Over $100,000	1% of Building Permit Fee
Copy From Microfilm to Paper	Cost Plus 15%

OTHER INSPECTIONS AND FEES

Inspection Outside of Normal Business Hours	$45/hr. (2 hr Min)
Second Reinspection of Work Made Necessary By Faulty or Incorrect Work	$45 Each Reinspection
Inspection For Re-connection of Utilities	$45
New Business License - Inspection of Premises	$45
Pre-construction Site Consultation	$45
Special Reports or Letters Requested For Code Enforcement Actions	$45

FIRE DEPARTMENT FEES

Sprinklers Hood & Duct Systems, Spray Booths	Fees Are Calculated Exactly Like Building Permit Fees, With a Minimum Fee of $45.
Fire Dept. Review of Construction Plans (Occupancies Under the Jurisdiction of the State Fire Marshall)	30% of Building Permit Fee

MINIMUM PERMIT OR PLAN CHECK FEE - $45 (applies to Building, Electrical, Plumbing, Mechanical, Grading, Fire Permts and In-House Plan Checks)
NOTE: Fees for TRAFFIC IMPACT, ART IN PUBLIC PLACES, or the BAY/SHELLMOUND

ASSESSMENT DISTRICT may apply to your project. For guidelines and calculations of these fees please consult the Building Division. The sewer connection fee is $149.20 per trap or $746.00 per dwelling.

Table B-6. Traffic and School Fees

TRAFFIC IMPACT FEES (New Fees Effective As of June 2, 1998)			
USE	FEE	USE	FEE
RESIDENTIAL (per dwelling unit)		Restaurant - High Turnover	$ 5,224.00
Single Family Dwelling	$ 819.00	Restaurant - Fast Food	$ 12,579.00
Condos	$ 438.00	Restaurant - Fast food Drive thru	$ 161,050.00
Apartments	$ 503.00	Service Station (per pump)	$ 2,884.00
Live Work (per Unit)	$ 972.00	Car Wash (per stall)	$ 2,512.00
Hotel (per room)	$ 334.00	Supermarket	$ 4,994.00
COMMERCIAL (per 1000 sq.ft.):		Convenience Market	$ 23,312.00
Offices < 100,000 sq. ft.	$ 1,968.00	Bank	$ 13,872.00
Offices 100,000 - 500,000 sq. ft.	$ 1,010.00	MANUFACTURING	
Offices > 500,000 sq. ft	$ 895.00	Light Industry	$ 730.00
Corporate Headquarters Bldg.	$ 10,100.00	Manufacturing	$ 551.00
Medical Office	$ 2,017.00	Warehousing	$ 380.00
Hospital	$ 633.00	Industrial Park	$ 686.00
Research Center	$ 784.00	OTHER (per 1000) sq.ft)	
RETAIL/COMMERCIAL (Per 1000 sq. ft.)		Movie Theater	$ 2,366.00
General Retail < 100,000 sf. Ft.	$ 3,523.00	Tennis Courts (per court)	$ 1,683.00
General Retail 100,000 - 300,000 sq. ft.	$ 2,199.00	Racquet Club	$ 1,866.00
General Retail > 300,000 sq. ft.	$ 1,850.00	Day Care Center	$ 5,727.00
Nursery/Garden Center	$ 952.00	Nursing Home	$ 156.00
Restaurant - Quality	$ 3,603.00		

SCHOOL DISTRICT FEES			
TYPE OF PROJECT	AREA	FEE/ SQ.FT.	TOTAL FEE
Commercial		$ 0.31	$ 0.00
Residential		$ 2.05	$ 0.00

School Facilities Development Fees are due and payable at the Building division at the time of issuance of the first building permit for the project. An applicant who believes the fee is not justified shall pay the fee and appeal directly to the School district.

Table B-7. Housing Developers

Nonprofit Developers:

Affordable Housing Associates
1250 Addison Street, Suite G
Berkeley, CA 94702
(510) 649-8500

Allied Housing
22245 Main Street, Suite 200
Hayward, CA 94541
(510) 881-7310

Bridge Housing Corporation
One Hawthorne Street, Suite 400
San Francisco, CA 94105
(415) 989-1111

Building Opportunities for Self Sufficiency (Boss)
2100 Martin Luther King Jr. Way
Berkeley, CA 94621
(510) 848-3378

East Bay Asian Local Development Corporation (EBALDC)
310 8th Street, #309
Oakland, CA 94607
(510) 287-5353

East Bay Habitat for Humanity
2619 Broadway
Oakland, CA 94612
(510) 251-6304

Ecumenical Association for Housing (EAH)
2169 East Francisco Blvd., Suite B
San Rafael, CA 94901
(415) 258-1800

Eden Housing
561 A Street
Hayward, CA 94541
(510) 582-1460

FESCO
22215 Main Street, #104
Hayward, CA 94541
(510) 886-5473

Jubilee West
1485 8th Street
Oakland, CA 94607
(510) 839-6776

Mercy Charities Housing California
1028A Howard Street
San Francisco, CA 94103
(415) 487-6825

Mid-Peninsula Housing Coalition
658 Bair Island Road, Suite 300
Redwood City, CA 94603
(650) 299-8000

Northern California Land Trust
3126 Shattuck Avenue
Berkeley, CA 94705
(510) 548-7878

Oakland Community Housing, Inc.
405 14th Street, Suite 400
Oakland, CA 94612
(510) 763-7676

Resources for Community Development (RCD)
2131 University Avenue, #224
Berkeley, CA 94704
(510) 841-4410

Satellite Senior Homes
2526 Martin Luther King Jr. Way
Berkeley, CA 94704
(510) 647-0700

Spanish Speaking Unity Council
1900 Fruitvale Avenue, #2A
Oakland, CA 94601
(510) 535-6900

Shelter, Inc.
1070 Concord Avenue, Suite 200
Concord, CA 94520
(925) 827-3598

For-Profit Developers:

A.F. Evans Development Inc.
100 Bush Street, Suite #925
San Francisco, CA 94104
(415) 393-5250

Catellus Residential Group
5000 Hopyard Road, Suite 190
Pleasanton, California 94588
(925) 469-2561

The John Stewart Company
2310 mason Street
San Francisco, CA 94133
(415) 391-4321

Emergency Housing Resources:

Alameda County Social Services
(510) 639-1269

American Red Cross
(510) 307-4400

Battered Women's Alternatives
(888) 215-5555

East Bay Community Law Center
(510) 548-4040

ECHO Housing
(510) 836-4826

Eden I&R
(510) 537-2552

Emergency Services Network
(510) 451-3138

Sentinal Fair Housing
(510) 836-2687

United Way - Help Link
(800) 273-6222

Table B-8.

Inventory of Housing Units in Project Area with Restrictions on Occupancy or Affordability per Recorded Agreements, or Conditions, Covenants, and Restrictions

Agency Name: City of Emeryville Redevelopment Agency

Project Name: 1976 Shellmound Areas

Project Type O/R	Project Name/ Address	Owner Name/ Address	Total Units	Units Reserved for Elderly VL	L	M	AM	Units Restricted by Income Only VL	L	M	AM	Units Occupied by Ineligible Households VL	L	M	AM	Financing Subsidy Sources	Earliest Affordable Term Date
O	First Time Homebuyer Program	Various	153	0	0	0	0	4	15	134	0	0	0	0	0	RDA	*
O	Vacant Housing Program	Various	6	0	0	0	0	0	4	2	0	0	0	0	0	RDA	**
O	Owner Rehab Program	Various	25	0	0	0	0	3	7	15	0	0	0	0	0	RDA/CDBG	***
R	Emery Glenn 6200 Doyle Street	ACHA 22491 Atherton Hayward, 94541	36	0	0	0	0	36	0	0	0	0	0	0	0	OTH HA	N/A
R	Emery Villa 4320 San Pablo Avenue	Bridge Housing 1 Hawthorne San Francisco, 94105	50	49	0	0	0	0	0	0	1	0	0	0	0	RDA HUD 202	2047
R	1265 Ocean Ave.	ACHA 22491 Atherton Hayward, 94541	6	0	0	0	0	6	0	0	0	0	0	0	0	RDA/CDBG HOME	2026
R	Emery Bay Apt II	Bridge Housing 1 Hawthorne San Francisco, 94105	260	0	0	0	0	52	52	0	156	0	0	0	0	RDA	2024
R	Triangle Court	RCD 2131 University, #224 Berkeley, 94704	20	0	0	0	0	9	11	0	0	0	0	0	0	RDA, HOME Sec. 8	2052
R	Mod/Rehab Program	Various	17	0	0	0	0	15	2	0	0	0	0	0	0	RDA, Sec. 8	Various
R	Rental Rehab Program	Various	20	0	0	0	0	12	7	1	0	0	0	0	0	RDA, CDBG	Various
R	Bridgecourt	Catellus	220	0	0	0	0	22	66	0	132	0	0	0	0	RDA, Bonds	2027
R	East Bay Bridge	RCD 2131 University, #224 Berkeley, 94704	6	0	0	0	0	6	0	0	0	0	0	0	0	RDA, HOPWA	2027
O	64th Street	Various	5	0	0	0	0	0	3	2	0	0	0	0	0	RDA	2009

* In accordance with Section 33334.3(F) (2), this program allows sale of property prior to 10 years. In order to protect the Agency's investment and promote long term ownership, loans are subject to the following guidelines:
1. Upon sale, the Agency receives repayment of principal and interest and a share of appreciation;
2. Agency has right of first refusal to buy unit;
3. Loan is forgiven if buyer resides in unit over 30 years; and
4. Repayments are returned to revolving loan fund to originate new loans.

** These units have a resale control restriction which provides that:
1. Resale prices increase in accordance with increases in the CPI.
2. The subsequent purchaser must be in the same income category as the original purchaser; and
3. The Agency has the right of first refusal.

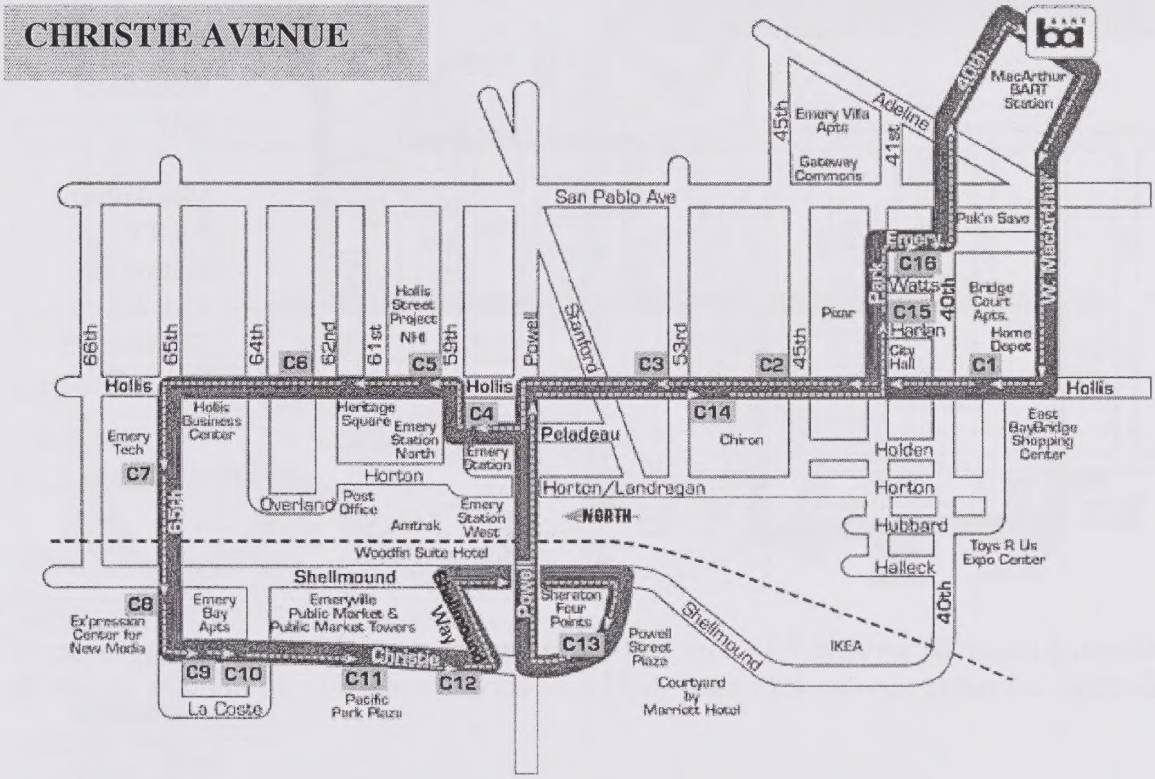
*** In accordance with Section 33334.3(f) (2), this program allows the sale of property prior to ten years. However, in order to protect the Agency's investment, borrowers execute a Security Promissory Note, secured by a Deed of Trust, in an amount equal to 25% of the rehab loan amount. This amount decreases incrementally over time, until year ten, after which it is forgiven.

Figure B-1

Emery-Go-Round

Route Descriptions and Maps

CHRISTIE AVENUE



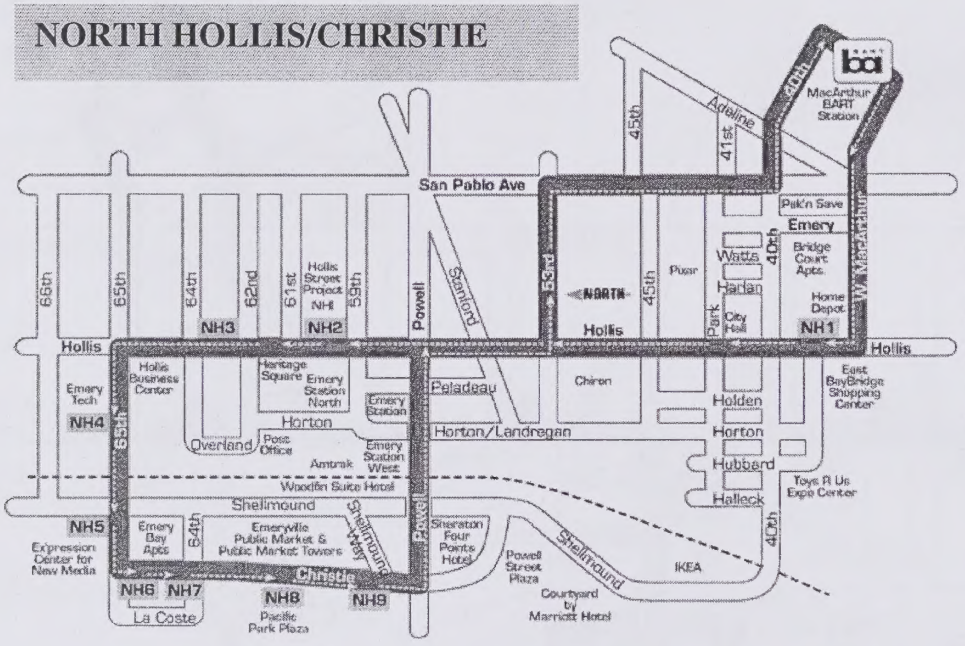
MacArthur BART Station to
65th & Christie via Hollis St.

Weekday Schedule	Early morning service: 5:46 a.m. - 7:04 a.m. service every 13-30 minutes Late morning service: 9:15 a.m. - 10:30 a.m. service every 15-18 minutes Midday service: 10:30 a.m. - 4:00 p.m. service every 30 minutes Evening service: 6:50 p.m. - 9:45 p.m. service every 15-40 minutes
Holiday Schedule	Early morning service: 6:30 a.m. – 9:30 a.m. service every 30 minutes Late morning service: 9:30 a.m. - 10:30 a.m. service every 30 minutes Midday service: 10:30 a.m. - 4:00 p.m. service every 30 minutes Evening service: 6:50 p.m. – 8:00 p.m. service every 30 minutes

Emery-Go-Round

Route Descriptions and Maps

NORTH HOLLIS/CHRISTIE

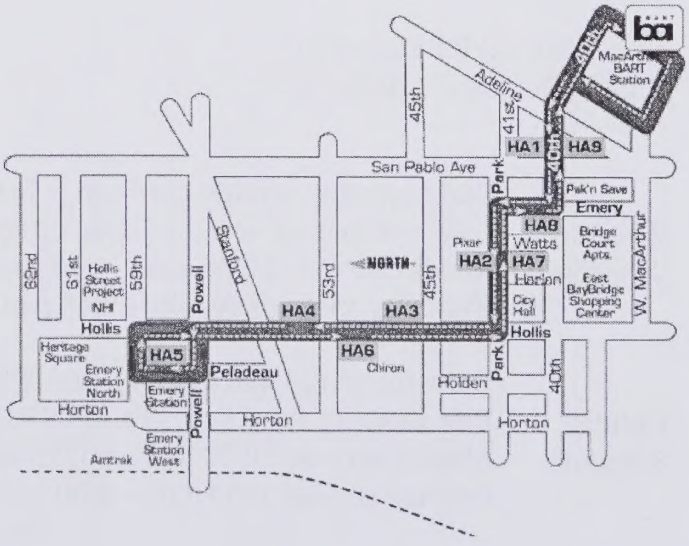


Weekdays only

MacArthur BART Station to 65th & Christie via Hollis St

Morning commute service: 7:18 a.m. - 9:00 a.m. service every 12 - 15 minutes
Evening commute service: 4:19 p.m. - 6:35 p.m. service every 12 - 15 minutes

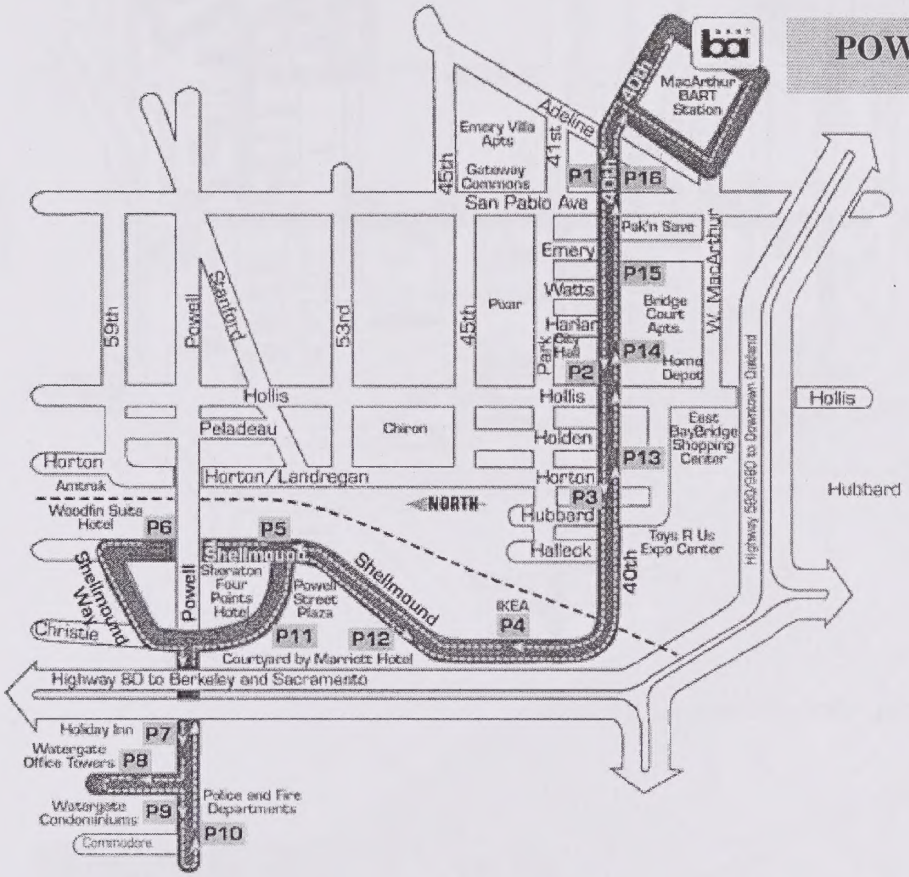
HOLLIS/AMTRAK



Weekdays only

MacArthur BART Station to Chiron and Emery Station via Hollis St.

Morning commute service: 7:16 a.m. - 9:01 a.m. service every 12 - 15 minutes
Evening commute service: 4:13 p.m. - 6:35 p.m. service every 12 - 15 minutes



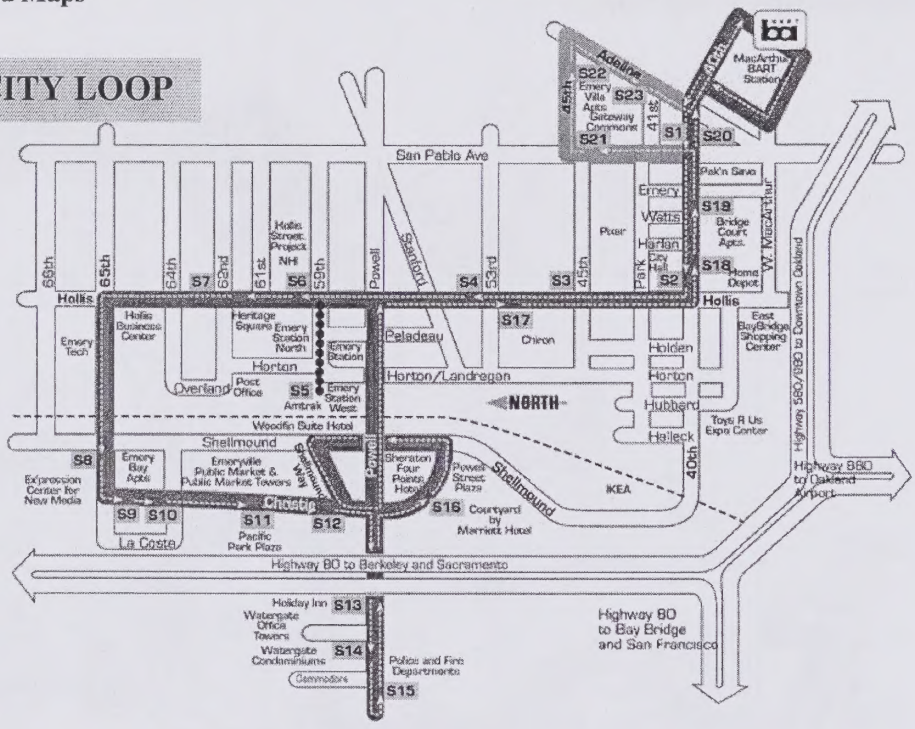
MacArthur BART Station to Watergate Office Towers and Condominiums via 40th Street and Powell Street.

Weekday Schedule:	Morning hours: 6:30 a.m. - 10:00 a.m. service every 10-17 minutes Midday hours: 10:00 a.m. - 4:00 p.m. service every 30 minutes Evening hours: 4:00 p.m. - 9:35 p.m. service every 11-30 minutes
Holiday Schedule:	Morning Hours: 6:30 a.m. - 10:00 a.m. service every 30 minutes Midday hours: 10:00 a.m. - 4:00 p.m. service every 30 minutes Evening hours: 4:00 p.m. – 8:00 p.m. service every 30 minutes

Emery-Go-Round

Route Descriptions and Maps

SATURDAY CITY LOOP

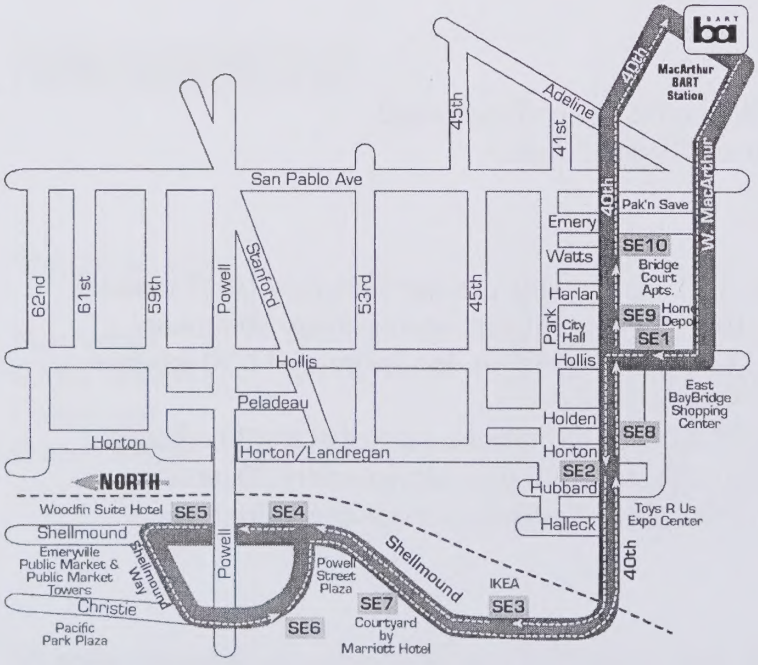


Saturdays only

MacArthur BART Station to destinations throughout Emeryville via Hollis, Christie, Powell, and 40th Streets.

10:00 a.m. - 5:30 p.m. service every 45 minutes

SATURDAY SHOPPER EXPRESS



Saturdays only

MacArthur BART Station to IKEA and Powell Street Plaza via 40th and Shellmound Streets.

10:00 a.m. - 5:30 p.m. service every 30 minutes

W:\plan_bldg\mira\emery-go-round\emery-go-round

Map B-1. Zoning Districts

City of Emeryville

Zoning Districts Map

PUD Planned Unit Development
R-M Medium Density Residential
R-H High Density Residential
C-G General Commercial
I-L Light Industrial
I-G General Industrial District
M-U Mixed Use
O-R Outdoor Recreation
S-M Shoreline Management
P-U Public Utilities

200 0 400ft. 1000ft.

MOORE IACOFANO GOLTSMAN, Berkeley, CA 2000

MOORE IACOFANO GOLTSMAN, Berkeley, CA 2008

Map B-3. Building Intensity

City of Emeryville

Building Intensity Map

0.5
0.7
1.0
1.3
1.4
1.5
2.0
2.2
P-U Public Use

MAXIMUM FLOOR AREA RATIO (FAR)

(FAR: The square footage of a building as a percentage of the square footage of a lot.)

200 0 400ft. 1000ft.

MOORE IACOFANO GOLTSMAN, Berkeley, CA 2000

APPENDIX C:
GLOSSARY

Avalon Senior Apartments

GLOSSARY

Accessibility. Design that enables disabled people to easily enter, exit and use a place, building or dwelling unit.

Adaptability. The ability of a dwelling unit to be easily adapted to accommodate a disabled person.

Affordable housing set-aside requirement. A requirement set forth in Section 9-4.62 of the Emeryville Zoning Ordinance that requires the developer of a project containing 30 or more dwelling units to provide 20% of those units as affordable to moderate, low or very low income households.

Affordable unit. A unit that a moderate, low or very low income household could pay for with 30% or less of its income.

Area median income (AMI). A measure of household income defined by the U.S. Department of Housing and Urban Development annually for each county, by household size. Median income is the level at which half the households have higher incomes and half have lower incomes than the median. In Alameda County, the 2001 AMIs were $50,100 for a one-person household, $57,300 for a two-person household, $64,450 for a three-person household, $71,600 for a four-person household, $77,350 for a five-person household and $83,050 for a six-person household.

Assisted living. Housing with services such as transportation, personal care, housekeeping, meals and personal emergency response, to help residents live independently.

Association of Bay Area Governments (ABAG). The council of governments for the nine-county Bay Area; members include Alameda, Contra Costa, Solano, Napa, Sonoma, Marin, San Francisco, San Matao and Santa Clara counties and the cities within their boundaries.

Bond funding. Money raised by a government issuing certificates of debt.

California Housing and Community Development Department (HCD). The state agency that assesses, plans for and assists communities to meet the needs of low and moderate income households.

California Housing Finance Agency (CHFA). A state agency that sells revenue bonds and generates funds for the development, rehabilitation and conservation of low and moderate income housing.

California Community Reinvestment Corporation. A nonprofit consortium of 47 California banks that makes mortgages for affordable rental housing projects.

Census. Official population count every ten years by the federal government.

City Council. The legislative branch of a city government. The City Council is elected by the voters. The Emeryville City Council has five members. The Council adopts resolutions, plans and ordinances; appoints Planning Commission members; and hears appeals to Planning Commission decisions. In most cities including Emeryville, the Council Members also sit as the Redevelopment Agency.

Community Development Block Grants (CDBG). Grants made by the U.S. Department of Housing and Urban Development under Title I of the Housing and Community Development Act, which specifies that communities of over 50,000 people are entitled to receive direct federal funding while other communities may apply for discretionary funding. Emeryville is a member of the Alameda County Urban County, which forms an entitlement jurisdiction. In Emeryville, the grants are used for public services, community development, and housing rehabilitation for low and moderate income residents.

Community Preservation Task Force. A task force composed of members from the Emeryville City Council and several City departments, which works to help and encourage owners of deteriorating or unkempt properties to approve their livability and appearance.

Conditional Use Permit. A permit issued by the Planning Commission approving a use or height limit on a specific property, subject to a set of conditions, following a noticed public hearing.

Cost burden. Housing cost of more than 30% of household income.

Deferred loan. A loan where payment is not required until a date when a borrower is considered able to afford repayment.

Demographics. Data pertaining to population characteristics, such as size, growth, density, distribution, age, race, ethnicity and income.

Density bonus. An increase in the number of housing units per acre up to 25% above what the Zoning Ordinance would otherwise allow, which the City may consider for residential projects meeting the Affordable Housing Set-Aside requirement.

Density. The number of dwelling units per gross acre, for residential uses.

Disabled person. A person with a long-term physical, mental or emotional impairment that substantially impedes his or her ability to live independently and could be improved by more suitable housing conditions.

Dwelling unit. A room or group of rooms (including sleeping, eating, cooking and sanitation facilities but only one kitchen) that constitutes an independent housekeeping space, occupied or intended for occupancy by one household on a long-term basis.

Elderly person. A person who is at least 62 years of age.

Environmental impact report. Under the California Environmental Quality Act (CEQA), a report on the significant impacts of a project on the environment; any unavoidable, irreversible or growth-inducing significant impacts; mitigation measures to minimize the significant impacts; and alternatives to the project. CEQA requires a 30-day public review period and a published response to comments.

Fair share housing need allocation. A periodic distribution of housing need through a three-step process: (1) the State issues a total to each region based on population projections; (2) the regional council of governments (in Emeryville's case the Association of Bay Area Governments, ABAG) distributes the total to each city and county based on economic and population projections and local policies; and (3) the regional council of governments distributes the total in each city and county by income category. This time ABAG distributed the units by income category such that each jurisdiction is asked to accommodate a percentage of moderate, low and very low income households that is half-way between its existing percentage and the regional average.

Familial status. Whether a household has children and whether the members are related by blood or marriage.

Family. U.S. Census: A household in which at least two people are related by blood or marriage. State of California: An individual or a group of persons living together who constitute a single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club or other group of persons occupying a hotel, lodging house or institution.

Feasible. Capable of being done successfully, considering the physical and financial abilities of the implementer(s).

Findings. The results of an investigation and the basis up on which decisions are made; used by a government agency or body to justify action taken by the entity.

First right of refusal. The right to bid on a property before it is put on the open market.

First Time Home Buyers Program. A Redevelopment Agency program that provides down payment assistance through low-interest, deferred-payment second mortgages to low and moderate income home buyers purchasing a home in Emeryville. The program provides up to 1.5 times the buyer's contribution to the down payment, up to 15% of the purchase price.

Floor area ratio (FAR). The allowed ratio of building floor area to lot area; a measure of commercial building intensity. For example, an FAR of 0.5 would allow a 5,000 square foot building on a 10,000 square foot lot.

General Plan. A legal document stating city (or county) policies regarding long-term development, in the form of maps and text. State Government Code Section 65301 requires that the General Plan be adopted by the City Council (or County Board of Supervisors). The plan must contain seven elements: housing, land use, open space, conservation, safety, circulation and noise. Emeryville's General Plan also contains economic development, air quality, energy,

cultural and historic resources, and hazardous materials elements.

Gross acres. The number of acres in a neighborhood or complex, including public and private streets within the neighborhood or complex, as well as land devoted to buildings and open space.

Home occupation. A commercial activity conducted solely by the occupants of a dwelling unit in a manner incidental to residential occupancy.

HOME Investment Partnership Program. A federal program to increase decent housing for very low and low income households, under Title II of the National Affordable Housing Act.

Household. One or more persons occupying a housing unit.

Housing stock. The physical residential properties in a city.

Housing Element. One of seven mandatory elements of a city's general plan, required by California Government Code Article 10.6 to meet the statewide goal of "providing decent housing and a suitable living environment for every California family." The Housing Element must
identify needs, goals, policies, quantified objectives, sites, financial resources and scheduled programs for the preservation, improvement and development of housing for all economic segments of the community.

Housing Authority. An agency established under state law, with powers to manage certain federal subsidies (including Section 8) and to develop and manage affordable housing. Emeryville is served by the Alameda County Housing Authority.

Housing Rehabilitation Program. A Redevelopment Agency program that offers loans and grants for rehabilitation. The program offers home owners and landlords low-interest or deferred-payment loans for major rehabilitation, and grants for minor accessibility improvements, paint, cleanup, security bar retrofit and lighting. The program offers landlords loans for seismic retrofit and minor repairs. It offers home owners grants for major accessibility improvements. The program is available to very low, low and moderate income home owners, and to landlords renting at least half of their units to very low, low and moderate income tenants. Landlords must enter 15-year rent limitation agreements to receive loans or grants from this program.

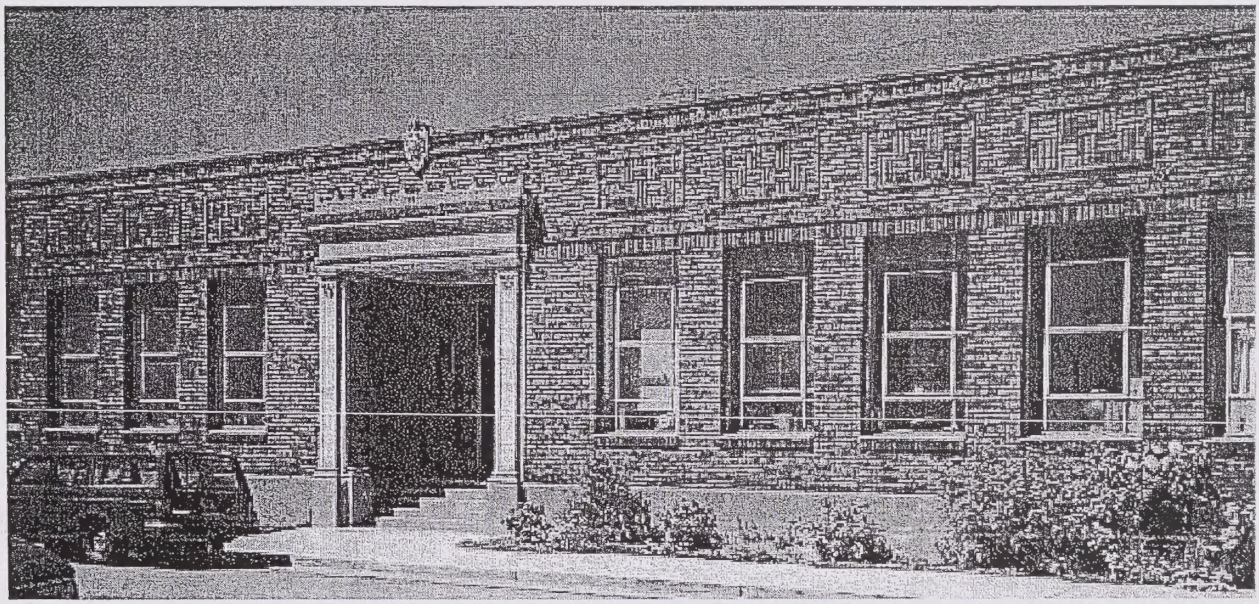
Housing Committee. One of several committees appointed by City Council to advise Council on various topics. The Housing Committee has 13 members (if all positions are filled), including two Council members and one Planning Commissioner.

Initial study. A study to determine whether a project may have a significant effect on the environment, under the California Environmental Quality Act (CEQA). An Initial Study can list impacts that would be significant without mitigation, and mitigation measures that would reduce the impacts to a less than significant level.

Jobs-housing ratio. The number of jobs in an area divided by the number of employed residents. A ratio greater than 1.25 indicates a net in-commute.

Jobs-housing balance. The availability of affordable housing for employees.

Jurisdiction. A local government; a city or county.



Large family. A household with five or more members including at least two related persons.

Leverage. To use one source of funds to obtain other funds for a project.

Limited equity co-op. A residential complex bought by the residents, who limit resale prices.

Live/work unit. An area in a building that contains a dwelling unit attached to or integrated with a commercial or light industrial use, where at least one occupant of the dwelling unit is primarily engaged on the premises in the commercial or light industrial use, not including home occupations.

Low income household. A household earning between 50 % and 80 % of the Area Median Income.

Low and Moderate Income Housing Fund. A Redevelopment Agency fund composed of 20% of the redevelopment tax increment for redevelopment areas; this fund must be spent on low and moderate income housing according to state law.

Low Income Housing Tax Credit. A federal program that gives owners of qualified low-income rental housing developments a tax credit against their federal income tax liability for 10

years.

Major accessibility grant. A grant of up to $5,000 to make a dwelling unit handicapped accessible; this amount is generally sufficient to build a wheelchair ramp.

McKinney Act. A set of federal program to support housing programs for people in need of shelter, including the Supportive Housing and Shelter Plus Care programs.

Minor repair grant. A grant of up to $1,000 to remedy unsafe living conditions such as leaky plumbing, broken windows, faulty light switches or unsafe electrical wiring, defective water heaters, or inadequate door and window locks.

Mitigated Negative Declaration. A document stating that a project would not have a significant impact on the environment if listed mitigation measures are completed, under the California Environmental Quality Act (CEQA).

Moderate income household. A household earning between 80% and 120% of the Area Median Income.

Mortgage revenue bonds. Bonds that are repaid by the revenues from mortgage payments. Usually issued by a government agency as tax exempt bonds with low interest rates, making the mortgages available to affordable housing developers or purchasers at low interest rates.

Multiple-use project. A development project that includes various uses, such as commercial and residential, on a single site.

Ordinance. A law or regulation adopted by a city or a county.

Overcrowded unit. A residential unit containing more than one inhabitant per room.

Passive solar energy. The use of building design to collect and store heat from the sun and to use the sun's heat for natural ventilation. Design for passive solar energy maximizes the use of the sun's energy through such features as large south windows, heat-absorbing materials and natural ventilation (as opposed to active solar energy which uses mechanical means such as pumps in solar collectors to capture solar energy).

Planning Commission. An entity created by a city or county to make decisions in planning matters. Its members are appointed by the City Council or County Board of Supervisors, and its decisions can be appealed to the appointing body. The Emeryville Planning Commission has seven members, including two members who are not residents but do business in the city.

Poverty. Receipt of less income than the poverty levels set by the U.S. Census Bureau based on household size and number of children. The income cutoffs are updated each year to reflect the change in the Consumer Price index. The 1999 poverty levels are shown in Table G-1.

Table G-1. Poverty Thresholds in 1999

Size of Household	Number of Related Children				
	None	One	Two	Three	Four
One person under 65	8,667				
One person 65 or over	7,990				
Two persons, both under 65	11,156	11,483			
Two persons, one or both 56 or over	10,070	11,440			
Three persons	13,032	13,410	13,423		
Four persons	17,184	17,465	16,895	16,954	
Five persons	20,723	21,024	20,380	19,882	19,578
Six persons	23,835	23,930	23,436	22,964	22,261
Seven persons	27,425	27,596	27,006	26,595	25,828
Eight persons	30,673	30,944	30,387	29,899	29,206
Nine persons or more	36,897	37,076	36,583	36,169	35,489

Source: U.S. Census Bureau, Current Population Survey.

Redevelopment Agency. The local public entity created under California Redevelopment Law to plan, develop, clear, reconstruct and/or rehabilitate all or part of a specified area with residential, commercial, industrial and/or public structures and facilities. The Redevelopment Agency's plans must be compatible with adopted community general plans. In most cities, including Emeryville, the Redevelopment Agency is composed of the City Council members.

Regional housing need. The California Department of Housing and Community Development projects housing need for each region based on population projections. The regional council of regional need by income category based on economic and population projections, which in turn are based in part on local policies.

Rehabilitation. The repair, preservation and/or improvement of substandard housing. Improving, altering, modernizing or modifying an existing structure to make it safe, sanitary and decent and/or bring it up to Building Code standards.

Residential unit. A building or area in a building that is used exclusively for residence and possibly a home occupation.

Resourceful Building. A model condominium project that Emeryville built with funding from the Alameda County Waste Management Authority to demonstrate the use of energy-efficient and materials-efficient design.

Section 8 Programs. Programs of the U.S. Department of Housing and Urban Development (HUD) in which HUD contracts with local public housing authorities (in Emeryville's case the Alameda County Housing Authority) to provide rental assistance to very low income households.

Seismic retrofit. Modifications that improve a building's ability to withstand earthquakes, such as foundation bolting, shear walls and water heater straps.

Senior housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age or older or, if more than 150 units, 55 years of age and older, and restricted to occupancy by them.

Senior. A person who is at least 62 years of age.

Service enriched. Services for special needs populations, such as transportation, counseling, case management, child care and job training, to facilitate the independence of residents.

Set-aside. In this context, housing units that meet the Affordable Housing Set-Aside requirement.

Shelter Plus Care. A McKinney Act federal program to provide service enriched housing for people with two of the following problems: mental illness, substance abuse, and AIDS.

Single Room Occupancy Housing (SRO). A residential property in which some or all units do not contain bathroom or kitchen facilities. Typically, each room is 80 to 250 square feet, with a sink and closet.

Site characterization. In the context of brownfield development, description of contamination on a site.

Small household. A household of one to four persons.

Special needs groups. Categories of household types that frequently require assistance, including disabled, elderly, large families, single mothers, and those in need of emergency shelter.

Supplemental Security Income (SSI). A federal income support program administered by the Social Security Administration providing monthly cash assistance to persons who have disabilities and limited income and resources.

Supportive Housing. Housing, including units and group quarters, that has a supportive environment and includes a planned service component.

Tax exempt bond. A bond whose interest is not taxable to the investor, enabling the issuing government to pay a lower interest rate than it would on taxable bonds.

Tax increment. The increase in property taxes within a redevelopment area that results from the increase in property values.

Tenure. Whether a dwelling unit's occupant(s) own or rent their unit.

Title 24 of the State Administrative Code. A state law that sets standards for energy efficiency, handicapped access and other aspects of new construction.

Transitional housing. Shelter provided for an extended period, often as long as 18 months, and generally integrated with social services and counseling programs to assist residents in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

U.S. Department of Housing and Urban Development (HUD). A cabinet-level department of the Federal government that administers housing and community development programs.

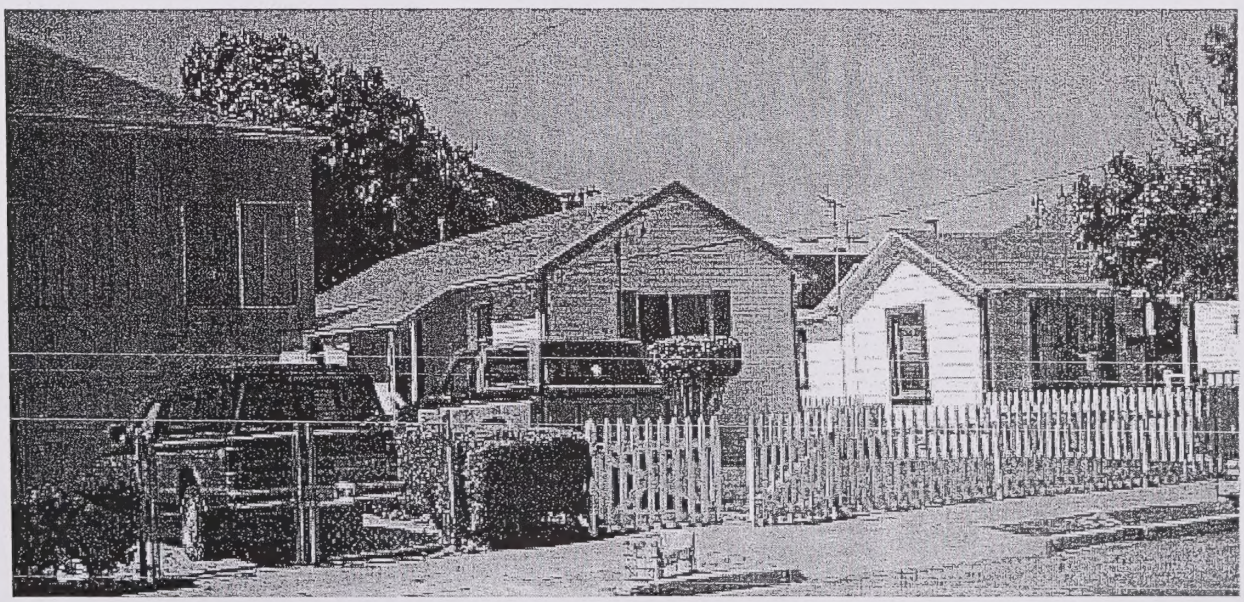
Use permit. See Conditional Use Permit.

Vacant Housing Program. A Redevelopment Agency program that purchases dilapidated vacant properties in the historic neighborhoods, and builds housing for sale to first-time home buyers.

Very low income household. A household earning 50% or less of the Area Median Income.

Zoning district. A section of a city for which land use, building and parking standards are uniform.

Zoning Ordinance. Chapter 9 of the Emeryville Municipal Code. This chapter governs land uses, building sizes, parking requirements, project design, project review procedures and other regulations implementing General Plan policies regarding development.



Houses in the North neighborhood

U.C. BERKELEY LIBRARIES
C101729961